

Planning Commission Date: July 12, 2006

Item No.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report prepared by: Kim Duncan

Public Hearing: Yes: X No: _____

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TITLE: USE PERMIT AMENDMENT NO. UA2005-17, 'S' ZONE APPROVAL AMENDMENT NO. SA2005-84, AND ENVIRONMENTAL IMPACT ASSESSMENT NO. EA2006-6

Proposal: Request to demolish approximately 29,700 square feet of existing mini-storage buildings and construct one new (3)-story, approximately 90,000 square foot, mini-storage building with site improvements, parking modification, and increase of the FAR to 69%.

Location: 1600 Watson Court (APN: 092-08-042)

RECOMMENDATION: Adopt the Mitigated Negative Declaration and approval with conditions.

Applicant: RHL Design Group, 1137 North McDowell Boulevard, Petaluma, CA 94954

Property Owners: Public Storage Inc., 701 Western Avenue, Glendale, CA 91201

Environmental Info: Initial Study and Mitigated Negative Declaration No. EA2006-6

General Plan Designation: Manufacturing and Warehousing

Present Zoning: Heavy Industrial-'S' Zone Overlay (M2-S)-Midtown

Existing Land Use: Commercial Mini-Storage

Agenda Sent To: Applicant/owner

Attachments: Plans, project description, Initial Study and Mitigated Negative Declaration, Parking Study, Phase I Environmental Site Assessment, light fixture details.

PJ No. 3201

BACKGROUND

On November 17, 1977, the Planning Commission approved Use Permit No. 363 and 'S' Zone Approval for a approximately 90,000 square foot commercial mini-storage facility (Public Storage) with caretaker's residence at the southeast corner of Montague Expressway and Watson

Court. Subsequently, in 1978 the Planning Commission approved landscape and fence designs, as well as a freestanding sign.



1600 Watson Court

Site Description

The project site is located on a 4.948-acre parcel located at the southeast corner of Montague Expressway and Watson Court. The site is bound by Montague Expressway to the north, Watson Court to the west, with Pecten Court and I-680 to the east. Surrounding development consists of one-story industrial buildings to the west, south, and east, as well as two-story buildings to the north (Fleming Business Park). Surrounding land uses include light and heavy industrial uses, including the Fleming Business Park (with industrial, medical, and religious uses) directly to the north, the old Jones Chemical site to the northwest, an adjacent Public Storage facility (with RV and boat storage) to the west, and small industrial businesses, such as Vector Fabrication, Cordova Printed Circuits, and All Weld, to the south and west. The project site is currently developed with 16 individual, one-story, commercial mini-storage buildings. Primary access to the site is provided by two (2)-way driveways and one emergency access drive located on the western portion of the site (Watson Court). Landscaping along Montague Expressway and Watson Court consists of ice plant groundcover and shrubs.

THE APPLICATION

The applicant is requesting approval of a Use Permit Amendment, pursuant to Chapter 10, Sections 2.38-2 (Floor Area Ratio), 31.03 (Mini-storage as Conditional Use), 57.02-18 (Modification to Automobile Parking Spaces), and 'S' Zone Approval Amendment pursuant to Sections Section 42.00 (Site and Architecture Review) of the Milpitas Municipal Code. Pursuant to Section 31, mini-storage facilities are a conditionally permitted use within the Heavy Industrial (M2) zoning district.

The applicant is requesting a Use Permit Amendment to expand an existing commercial mini-storage facility, exceed Floor Area Ratio (FAR), and a parking modification, as well as 'S' Zone Approval Amendment for one new 3-story building with related site improvements, including landscaping.

Project Description

The applicant is proposing to demolish approximately 29,700 square feet of existing one-story mini-storage buildings (Buildings A, B, C, D, E, and a portion of L) and construct an approximately 90,000 square foot, three-story commercial mini-storage building. The overall site mini-storage capacity would increase from the existing 89,640 square feet to approximately 149,900 square feet. The new building would contain approximately 700 individual storage units of various sizes (5'x5' to 10'x30'), lobby, office area, and is proposed to be 35-feet in height with a 44-foot tall corner tower element. Buildings F through R are not proposed for removal.

Site improvements include new and refurbished landscaping, lighting, and replacement of the existing fence with wrought iron fencing. Access to the project site would remain off Watson Court, however the applicant is proposing to modify the existing driveways.

USE PERMIT AMENDMENT APPLICATION

Expansion of Mini-Storage Facility

Pursuant to Section 31.03-8.5, mini-storage buildings are conditionally permitted with Planning Commission review and approval. The applicant is requesting a Use Permit Approval Amendment to expand an existing commercial mini-storage facility from 89,640 square feet to approximately 49,900 square feet. The applicant is proposing to demolish approximately 29,700 square feet of existing mini-storage buildings and construct a new three-story mini-storage building with approximately 700 individual storage units of various sizes (5'x5' to 10'x30'), lobby, office area, and is proposed to be 35-feet in height.

Parking Modification

According to the Parking Schedule (Section 53) of the Milpitas Zoning Ordinance, required parking for storage uses is calculated at 1 space for every 1,500 square feet of gross floor area and parking for office areas is calculated at 1 space for every 350 square feet gross floor area. According to the plans, the applicant is proposing a total of 148,377 square feet (GFA) of storage space and 1,500 square feet of office space. Based on the zoning ordinance parking requirements the required parking for this project is shown in Table 1. below.

Table 1.-Required Parking

Use/Requirement	Required Parking	Proposed Parking
Storage 1/1,500 s.f.	99	
Office 1/350 s.f.	4	
Total	103	25 (deficit of 78)

According to the site plan, the applicant is proposing 25 parking spaces on site, which creates a 78 parking space deficit and, therefore, a parking reduction is required, pursuant to Section 57.02-18 (Modification to Automobile Parking Space), for this project.

As a part of this application, the applicant submitted a parking study conducted by TJKM Transportation Consultants (dated March 29, 2006) that analyzed the existing parking generation at the project site. The parking study was prepared based on the facilities daily log which determined the peak parking demand for the facility. According to the parking study, the peak parking demand for the facility occurred on a Saturday between 9:42 a.m. and 10:21 a.m. with six (6) vehicles arriving on site. The study determined that, since the proposed project would effectively double the site building area, it is expected that future parking demand will also double to a parking demand of 12 vehicles. In addition, the parking study determined the proposed 25 parking spaces would easily accommodate the expected future demand, therefore staff is confident there will be sufficient parking for the project.

Floor Area Ratio

The maximum FAR for the Heavy Industrial Zoning District is 0.40 (40%), which would limit new development applied to the subject site to a total gross floor area of 86,214 square feet. The applicant is proposing a total of 149,877 square feet of mini-storage on site, which is a 69% FAR, or 63,663 square feet greater than the specified maximum. Section 2.38.2 of the Zoning Ordinance provides for increases above the maximum permitted FAR with approval of a Conditional Use Permit when the applicant can demonstrate that the proposed development will 1) generate low peak-hour traffic and, 2) not create a dominating visual prominence.

Low Peak Hour Traffic

The Transportation Planning Division reviewed the proposed project and determined that a 150,000 square foot mini-storage facility would generate 18 trips in the A.M. peak hour and 27 trips during the P.M. peak hour. However, a 150,00 square foot typical heavy industrial use, such as manufacturing, processing, and assembly, would generate 114 trips in the A.M. peak hour and 120 trips during the P.M. peak hour. Therefore, staff is confident the proposed mini-storage expansion would generate a low peak hour traffic generation.

Visual Prominence

The project site is currently developed with 16 one-story mini-storage buildings with surrounding development consisting of one-story industrial buildings located to the west, south, and east. Directly north of the project site is developed with four two-story buildings (Fleming Business Park). The applicant is proposing to construct a three-story, 35-foot tall mini-storage building with a 44-foot tall corner tower element on the northeast corner of Montague Expressway and Watson Court. The existing one-story building proposed to be demolished is currently 35 feet from the existing face of curb from Montague Expressway. The applicant is proposing to locate the new three-story building 60-feet from the existing face of curb. In addition, once the future Montague Expressway widening is constructed, the new three-story building will be 35 feet from face of curb and in conformance with the Heavy Industrial (M2) development standards for setbacks.

Development directly north of the project site consists of four two-story buildings in the Fleming Business Park. According to City files, the existing buildings were constructed with 32-foot tall

building parapets and 40-foot tall decorative entry parapet elements. The applicant is proposing to construct a 35-foot tall building with 44-foot tall decorative tower element, which is a 3-foot and 4-foot tall increase from existing development directly north of the project site, therefore staff considers the increase nominal to existing development in the project area.

In addition, the proposed project would construct an approximately 90,000 square foot building on the northeast corner of Montague Expressway and Watson Court. The remaining one-story buildings, consisting of approximately 60,000 square feet, would be located behind the new building and not visible from Montague Expressway. Therefore, due to the proposed increased front setback on Montague Expressway, height of the existing buildings directly north (Fleming Business Park) of the project site, and decreased visibility of existing buildings, staff is confident the proposed increase in FAR will not create a dominating visual prominence at the project site.

“S” ZONE APPROVAL AMENDMENT APPLICATION

A. Site and Architectural Compatibility with Surrounding Development

1) Site layout

The applicant is proposing to demolish five existing mini-storage buildings (Buildings A-E), as well as a portion of Building L, and construct a three-story commercial mini-storage building on the southeast corner of Montague Expressway and Watson Court. The new building footprints will be set back from the back of curb approximately 60 feet from the front (Montague Expressway), 25 feet from the side (Watson Court), 5 feet from the interior side, and approximately 460 feet from the rear. Buildings F through R are not proposed for removal and will remain on site.

Direct vehicular access would remain off Watson Court, however the applicant is proposing to remove the two driveways nearest Montague Expressway and construct a new driveway to provide access to the reconfigured site. No changes are proposed to the emergency access driveway/gate at the end of Watson Court. Circulation throughout the site is provided by a surface driveway between all buildings to provide customers vehicular access to storage units. Parking is provided adjacent to the new 3-story building nearest the building entrance. Landscaping is proposed along Montague Expressway and Watson Court with new trees, shrubs, groundcovers, and decorative river cobblestone. No existing trees are proposed for removal.

2) Building Architecture

The proposed three-story building would be constructed of concrete block with metal framing and stucco exterior. Building architecture consists of a 44-foot tall tower-element façade at the northwest corner facing Montague Expressway and Watson Court, pop-out elements, entrance canopy, decorative concrete masonry brick (CMU) wainscoting base of varying heights around the building perimeter, as well as metal trellis and decorative square accent designs on each elevation. The exterior finish schedule consists of earth tone colors, such as Sand, Casa Blanca, Origami White, and Desert Terra Cotta roof tiles. In addition, all storefront windows will be clear with blue tint.

3) Landscaping

The applicant is proposing to retain portions of existing landscaping adjacent to Montague Expressway and Watson Court, as well as install new landscape plantings. Existing landscaping consists of ice plant groundcover, occasional shrubs, and four trees. No existing trees are proposed for removal with this application. Proposed landscaping along Montague Expressway and Watson Court consists of new trees (Chinese Pistache, Flowering Pear, and Crape Myrtle), shrubs (Silverberry, Fringe Flower, Confetti Abelia) and groundcovers (Lily-of-the-Nile, Red Meidland Rose, and Cottleaster), as well as use of decorative river cobblestone. In addition, the applicant proposes to remove the existing anodized gold grille fencing panels and replace with six-foot tall black metal pickets to resemble wrought iron fencing.

4) Building Height

The applicant is proposing to construct a three (3)-story building that would be 35-feet in height with a 44-foot corner tower element. The 44-foot corner tower element would be constructed with four walls, however the element would not be constructed to be usable floor space. According to development standards for the Heavy Industrial (M2) zoning district, the height of buildings cannot exceed 3-stories or 35-feet, however according to Section 55.02-3 (Exceptions), parapet walls and towers are permitted above the height limits with the condition that "...no roof structure above the height limit shall be allowed for the purpose of providing additional floor space. Therefore, *staff recommends* that the exception be granted, as well as a condition of approval that the corner tower element not be converted to usable floor space in perpetuity.

5) Lighting

Lighting for the new mini-storage building includes both building wall mounted fixtures and one new freestanding light near the new driveway entrance to provide adequate lighting on the project site. The proposed wall mounted light fixtures would be approximately 15" x 15" and constructed of die cast aluminum. The proposed freestanding light would also be constructed of die cast aluminum and located near the driveway exit. According to a photometric study provided by the applicant, the parking areas, driveway, and exterior building perimeter would be well-lit, therefore staff is confident there will be sufficient lighting on site.

6) Circulation

As mentioned above, direct vehicular access to the project site would remain off Watson Court and no changes to the existing emergency access/gate are proposed, however the applicant is proposing to remove the two driveways nearest Montague Expressway and construct a new driveway to provide access to the reconfigured site. Circulation throughout the site is provided by a surface driveway between all buildings to provide customers vehicular access to storage units and parking is provided adjacent to the new 3-story building office and lobby entrance.

7) Parking

As stated above, pursuant to Section 53.23 (Parking Schedule) of the Milpitas Zoning Ordinance, required parking for storage uses is calculated at 1 space for every 1,500 square feet of gross floor area and parking for office areas is calculated at 1 space for every 350 square feet gross floor area. Based on the zoning ordinance parking requirements the required parking for this project is 103 spaces. According to the site plan, the applicant is proposing 25 parking spaces on

site, which creates a 78 parking space deficit and, therefore, a parking reduction is required for this project.

As discussed in the Use Permit section above, the applicant submitted a parking study that analyzed the existing parking generation at the project site that determined the peak parking demand for the expanded facility would be 12 parking spaces. The applicant is proposing 25 parking spaces on site, therefore staff is confident there will be sufficient parking for the project.

8) Stormwater Runoff

The new C3 Stormwater requirements apply to developments that exceed 1 acre (43,560 square feet) in size and require the surface run-off to be controlled in terms of quantity (reduced) and quality (less polluted). Consistent with these requirements, the applicant has submitted a stormwater control plan that includes routing stormwater runoff to a treatment BMP (Best Management Practices) swale or catch basin filter insert to treat runoff from the area, use of grassy swales as stormwater treatment, access for inspection and maintenance of catch basin filter inserts, vector control measures, and refuse pick up. The run-off from the paved areas will be filtered into the landscape areas and collected by the catch basin, where it will be treated and then discharged into the existing drainage system.

9) Rooftop Equipment

As part of this application, six (6) new air conditioning units are proposed on the building rooftop. According to the roof plan, the new rooftop equipment is 4 feet 2 inches in height, however the distance between the roof top and top of parapet is three (3) feet, therefore the top of the air conditioning units will exceed the height by one (1) foot two (2) inches. However, the proposed location of the mechanical equipment is a minimum of 37 feet from any edge of building and, according to a line-of-site drawing provided by the applicant, the proposed rooftop equipment would not be visible from across Montague Expressway. Due to the location of the proposed equipment and lack of visibility from Montague Expressway, staff is confident the proposed air conditioning units will not be visible from surrounding views. However, *staff recommends* a standard condition that any future rooftop equipment meets the requirements of Section 42 of the Milpitas Zoning Ordinance.

CONFORMANCE WITH LOCAL PLANS AND ORDINANCES

Conformance with the General Plan

The proposed commercial mini-storage facility expansion is consistent with the Manufacturing and Warehousing designation of the General Plan. The proposed project does not conflict with the General Plan and is consistent with Implementing Policy 2.a-I-3 which encourages economic pursuits that will strengthen and promote development through stability and balance. The expansion of the existing mini-storage facility will provide additional storage space for local residents and businesses, thereby promoting economic growth.

Conformance with the Zoning Ordinance

The project does not conflict with the Zoning Ordinance and is in conformance in terms of land use and development standards. The applicant is proposing to construct a new three (3)-story

building for commercial mini-storage facility, which is a conditionally permitted use in the Heavy Industrial (M2) district.

Pursuant to Section 30.05 of the Zoning Ordinance, the proposed new mini-storage building conforms with the development standards of the Heavy Industrial (M2) district in the following ways:

Table 2.-Development Standards

Zoning Code Development Standards	Proposed Project	Complies?
Building Height: 35 feet or 3 stories	35 feet, 3-story, 44-foot tall tower element (exception pursuant to Section 55.02-3)	Yes
Front & Street Side Setbacks = 35 feet & 25 feet	60 feet & 25 feet	Yes
Interior Side Setback = none	5 feet	Yes
Rear Setback= none	0 feet	Yes
FAR: 40 %	69%	No
Areas of lot required to be landscaped: required front and street side yard	35 feet front yard and street side yard	Yes

Staff reviewed the project within the context of the surrounding area and determined the application is consistent with Section XI-10-42.03 ("S" Zone Review Requirements). Properties on the north, west, south, and east sides of the project site are zoned Heavy Industrial (M2) and developed with one (1) and two (2)-story manufacturing/storage structures. In addition, the project site is currently developed with a commercial mini-storage facility and the proposed project would not change the use of the site. In addition, the layout of the site and landscaping are compatible and aesthetically harmonious with adjacent land surrounding development in that the proposed building is set back sixty (60)-feet from the Montague Expressway and proposed landscaping will beautify the project site.

Conformance with Midtown Development Guidelines

The project site is located within the Midtown Specific Plan area and zoned Heavy Industrial (M2). As proposed, the project meets the intent of and conforms with Midtown Design Guidelines in that the proposed colors are earth tones, the building materials are of a high, long-lasting and durable quality, the building façade includes special corner treatments, articulation, and a well-defined base, surface parking is located behind the building, and shade trees are provided for the parking area.

Environmental Review

An Initial Study and a Mitigated Negative Declaration (EA2006-6) have been prepared for this project. The twenty-day public review period was from June 22, 2006 to July 12, 2006. No comments have been received at the time of this staff report preparation. Any comments

received will be presented at the public hearing for this project. The environmental assessment identified the following potential construction related impacts related to this project:

- Air Quality & Noise

Further discussion of other potential impacts and mitigation measures are included in the attached Environmental Assessment No. EA2006-6.

Air Quality and Noise Impacts

Air quality and noise impacts associated with the construction period are anticipated to consist of airborne dust particles and the operation of heavy machinery as earthwork commences. This dust and noise has the potential to be a nuisance and could be considered significant on a temporary and localized basis. As a condition of approval, the applicant will be required to adhere to construction Best Management Practices (BMP's) suggested by the Bay Area Air Quality Management District (BAAQMD), such as:

- Water and sweep all active construction areas, including unpaved access roads, parking areas, and staging areas;
- Cover trucks hauling soil;
- Install erosion control measures, such as sandbags, to prevent runoff;
- Suspension of grading activities during high winds;
- Limit of daily construction activities from 7:00 a.m. to 7:00 p.m. and on holidays.

As mitigated, the proposed project is not anticipated to create any significant environmental impacts as defined by the California Environmental Quality Act (CEQA).

Long Term Impacts

The proposed project is for the demolition of existing commercial mini-storage buildings, construction of one new three-story mini-storage building, increase of FAR, site improvements, and parking modification, located in the Heavy Industrial (M2) zoning district. The applicant is proposing to continue the existing use within a newly remodeled building, thereby providing opportunities to promote economic growth by providing additional storage space for local residents and businesses. There should be no long term impacts to the surrounding area beyond those of the existing project.

Neighborhood/Community Impact

Based on the analysis and conclusions of this report, the proposed project, as conditioned, is not anticipated to have any adverse impacts on parking, traffic, noise, odors, or be detrimental to the health and safety of the public. In addition, the project will not have adverse effects upon the adjacent or surrounding development, such as shadows, view obstruction, loss of privacy, or increase in ambient noise.

RECOMMENDATION

Close the public hearing. Adopt the Initial Study and Mitigated Negative Declaration No. EA2006-6 and approve Use Permit Amendment No. UA2005-17 and 'S' Zone Approval

Amendment No. SA2005-84 based on the Findings and Recommended Special Conditions below.

FINDINGS

CEQA

- 1) The Initial Study and Mitigated Negative Declaration (EIA No. EA2006-6) prepared for this project represents the independent review of the City of Milpitas Planning Staff and Planning Commission.
- 2) The proposed project, as mitigated, will not create any significant environmental impacts as defined by the California Environmental Quality Act (CEQA).

General Plan

- 3) The proposed project, as conditioned, does not conflict with the General Plan and is consistent with Implementing Policy 2.a-I-3, which encourages economic pursuits that will strengthen and promote development through stability and balance. The expansion of the existing mini-storage facility will provide additional storage space for local residents and businesses, thereby promoting economic growth.

Zoning Ordinance

- 4) As conditioned, the proposed project does not conflict with the Zoning Ordinance in terms of land use in that mini-storage uses are conditionally permitted, and a conditional use permit was granted for the existing facility, in the Heavy Industrial (M2) zoning districts.
- 5) As conditioned, the proposed project does not conflict with the Zoning Ordinance in terms of development standards in that the proposed mini-storage facility conforms with setbacks, height requirements, and landscape requirements of the Heavy Industrial (M2) zoning district and exceptions to height requirements are permitted for towers. In addition, parking modifications may be granted with Planning Commission approval.
- 6) *Floor Area Ratio*: FAR increases may be granted with a conditional use permit, therefore, the proposed project remains in compliance with the uses and development standards of the M2 district. In addition, the proposed development will generate low peak-hour traffic and will not create a dominating visual prominence in that commercial mini-storage facilities generate less peak-hour traffic than typical industrial uses and the proposed setbacks, surrounding development, and location of buildings are compatible to the surrounding area.

'S' Zone

- 7) As conditioned, the layout of the site, design of the proposed building, and landscaping would be compatible and aesthetically harmonious with adjacent and surrounding development. The proposed buildings are located in an existing Heavy Industrial (M2) zoning district. Materials include concrete block with metal framing, stucco exterior, horizontal recesses, entrance canopy, corner tower-element, pop-out elements, decorative wainscoting base, metal trellis and decorative square accent designs. The design incorporates industrial linear elements and proposed landscaping will enhance the industrial district.

Midtown Specific Plan

- 7) The proposed project is in conformance with the Midtown Specific Plan in that the project meets the intent and conforms with Midtown Design Guidelines. Proposed colors are earth tones, the building materials are of a high and durable quality, the building façade includes special corner treatments, articulation, and a well-defined base, surface parking is located behind the building, and shade trees are provided for the parking area.

SPECIAL CONDITIONS

1. This approval is for Use Permit Approval Amendment No. UA2005-17 to expand an existing mini-storage facility to a total of 149,877 square feet, increase the Floor Area Ratio to 69%, and a parking reduction of 78 parking spaces, located on parcel 092-08-042, as depicted on the approved plans dated July 12, 2006, and as amended by these conditions of approval. (P)
2. This “S” Zone Approval Amendment No. SA2005-84 is for the demolition of Buildings A-E, and a portion of Building L, and construction of one new three (3)-story mini-storage building, and associated site improvements, in accordance with the plans approved on July 12, 2006, and as amended by the conditions below. Any modification to the project as proposed will require an “S” Zone Approval-Amendment by the Planning Commission. Minor modifications can be submitted to the Planning Division for processing, as per Section 42.10 of the zoning code. (P)
3. The proposed project shall be conducted in compliance with all applicable federal, state, and local regulations. (P)
4. If, at the time of submittal for any building permits, there is a project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)
5. If, at the time of building permit issuance, there is a project job account balance due to the City for recovery of review fees, permit issuance will not be initiated until the balance is paid in full. (P)
6. Prior to the issuance of permits for any roof-top equipment, detailed architectural plans for the screening of this equipment and/or line-of-sight view analysis demonstrating that the equipment will not be visible from surrounding view points shall be reviewed and approved by city staff in order to assure the screening of said equipment is in keeping with and in the interest of good architectural design principles. (P)
7. The corner tower element shall not be converted to usable floor space in perpetuity. (P)
8. Water all active construction areas twice daily and more often during windy periods. Active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives. (P, *Mitigation Measure III.d-1*)
9. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least a 2-feet freeboard level within their truck beds. (P, *Mitigation Measure III.d-2*)

10. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. (P, *Mitigation Measure III.d-3*)
11. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites. (P, *Mitigation Measure III.d-4*)
12. Sweep streets daily with water sweeper if visible soil material is carried onto adjacent public streets. (P, *Mitigation Measure III.d-5*)
13. Install sandbags or other erosion control measures to prevent silt runoff to public roadways. (P, *Mitigation Measure III.d-6*)
14. Plant vegetation in disturbed areas as quickly as possible. (P, *Mitigation Measure III.d-7*)
15. Suspend excavation and grading (all earthmoving or other dust-producing activities during periods of high winds when watering cannot eliminate visible dust plumes or when winds exceed 25 mph (instantaneous gusts)). (P, *Mitigation Measure III.d-8*)
16. Project grading and construction activities shall not occur outside the hours of 7:00 a.m. to 7:00 p.m. on weekdays and weekends, and shall not occur on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, as per the City of Milpitas Noise Ordinance. (P, *Mitigation Measure XI-a-1*)
17. The issuance of building permits to implement this land use development will be suspended if necessary to stay within (1) available water supplies, or (2) the safe or allocated capacity at the San Jose/Santa Clara Water Pollution Control Plant, and will remain suspended until water and sewage capacity are available. No vested right to the issuance of a Building Permit is acquired by the approval of this land development. The foregoing provisions are a material (demand/supply) condition to this approval. (E)
18. At the time of building permit plan check submittal, the developer shall submit a grading plan and a drainage study prepared by a registered Civil Engineer. The drainage study shall analyze the existing and ultimate conditions and facilities. The study shall be reviewed and approved by the City Engineer and the developer shall satisfy the conclusions and recommendations of the approved drainage study. (E)
19. Prior to building permit issuance, the developer shall obtain design approval and bond for all necessary public improvements including but not limited to street lights installation, 6-foot sidewalk installation, removal and replacement of damages curb & gutter, ADA approved ramp at the corner of Montague/Watson, street trees along Watson Court frontage, Utility boxes relocation and adjustment to grade. Plans for all public improvements shall be prepared on Mylar (24"x36" sheets) with City Standard Title Block and submit a digital format of the Record Drawings (AutoCAD format is preferred) upon completion of improvements. The developer shall also execute a secured public improvement agreement. The agreement shall be secured for an amount of 100% of the engineer's estimate of the construction cost for faithful performance and 100% of the engineer's estimate of the construction cost for labor & materials. (E)
20. The developer shall submit the following items with the building permit application and pay the related fees prior to final inspection (occupancy) by the Building Division:

- A. Water Service Agreement(s) for water meter(s) and detector check(s).
- B. Sewer Needs Questionnaire and/or Industrial Waste Questionnaire.
- C. Storm Water Connection fees for \$21,562.00 per acre, for a total amount of **\$106,688.78**, based on total acres (4.948 acres) of this property.

Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain the form(s). (E)

- 21. Prior to building permit issuance, the developer must pay all applicable development fees, including but not limited to, sewer, water and storm connection fees, sewer treatment plant fee, traffic impact fee, and plan check and inspection deposit. Additionally, the developer shall pay an in-lieu fee of **\$70,000** for the half width of Watson Court construction cost. These fees are collected as part of the secured public improvement agreement. (E)
- 22. Prior to Building Permit approval, the developer shall pay the City for its "fair share" towards the Montague Expressway Improvement Project, in the amount of **\$11,726.00**. (E)
- 23. If the existing services (water, sewer and storm) are not adequately sized to serve this additional development, plans showing new services must be submitted and approved prior to building permit issuance. (E)
- 24. Prior to building permit issuance, the developer shall dedicate up to 79' from street centerline of Montague Expressway to the County of Santa Clara Department of Roads and Airports for the Montague Expressway widening, as shown on the Engineering Services Exhibit "S" dated 6/12/2006. A recorded copy of the subject dedication shall be submitted to Land Development Engineer for City's record. (E)
- 25. No permanent structures shall be constructed in the areas designated as future right of way for widening of Montague Expressway, as shown on the Engineering Services Exhibit "S" (dated 6/12/2006). This area shall be temporary landscaped and maintained by the developer until such time the roadway is widened. (E)
- 26. Access rights and improvements along Montague Expressway are under the jurisdiction of Santa Clara County Roads and Airports Department. Prior to building permit issuance the developer shall:
 - A. Submit improvement plans for all the works, including the landscaping, along Montague Expressway and have the improvements reviewed and approved by the Santa Clara County Roads and Airports Department.
 - B. Obtain any necessary permits from Santa Clara County Roads and Airports Department prior to start of any work along Montague Expressway.
 - C. Enter into a landscape maintenance agreement with the County of Santa Clara to maintain the proposed temporary landscaping improvement along Montague Expressway.
- 27. Prior to building permit issuance, developer shall dedicate 10' wide Public Service Utility and Sidewalk easements along the Watson Court frontage and behind the ultimate property location along Montague Expressway. (E)

28. All existing on-site public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements and no trees or deep-rooted shrub are permitted within City utility easements, where the easement is located within landscape areas. (E)
29. The developer shall comply with Regional Water Quality Control Board's C.3 requirements and implement the following:
 - A. At the time of building permit plan check submittal, the developer shall submit a "final" Stormwater Control Plan and Report. Site grading, drainage, landscaping and building plans shall be consistent with the approved Stormwater Control Plan. The Plan and Report shall be prepared by a licensed Civil Engineer and certified that measures specified in the report meet the C.3 requirements of the Regional Water Quality Control Board (RWQCB) Order, and shall be implemented as part of the site improvements.
 - B. Prior to building permit issuance, the developer shall submit an Operation and Maintenance (O&M) Plan for the long-term operation and maintenance of C-3 treatment facilities. The subject O&M Plan shall be recorded prior to issuance of Final building occupancy. (E)
30. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers to eliminate as much as possible pollutants entering our receiving waters. Construction activities, which disturb 1 acres or greater are, viewed as a source of pollution, and the RWQCB requires a Notice of Intent (NOI) be filed, along with obtaining an NPDES Construction Permit prior to the start of construction. A Storm Water Pollution Prevention Plan (SWPPP) and a site monitoring plan must also be developed by the applicant, and approved by the City prior to permit issuance for site clearance or grading. Contact the RWQCB for questions regarding your specific requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329. (E)
31. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers to eliminate as much as possible pollutants entering our receiving waters. Industries are required to make an evaluation of their specific site activities and determine their permit requirements. If a permit is required, industries must prepare the following documents:
 - A. File a Notice of Intent (NOI) prior to building permit issuance.
 - B. Prepare and submit a Storm Water Pollution Prevention Plan with the NOI.
 - C. Prepare a Monitoring Plan prior to operation. (E)
32. If you have questions about your specific requirements contact the RWQCB at (1-800) 794-2482. For general information contact the City of Milpitas at (408) 586-3329. (E)

33. Multistory buildings as proposed require water supply pressures above that which the city can normally supply. Additional evaluations by the applicant are required to assure proper water supply (potable or fire services). The Applicant shall submit an engineering report detailing how adequate water supply pressures will be maintained. Contact the Utility Engineer at 586-3345 for further information. (E)
34. The developer shall not obstruct the noted sight distance areas as indicated on the City standard drawing #405. Overall cumulative height of the grading, landscaping & signs as determined by sight distance shall not exceed 2 feet when measured from street elevation. (E)
35. All existing on-site public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements and no trees or deep-rooted shrub are permitted within City utility easements, where the easement is located within landscape areas. (E)
36. Applicant/property owner shall be responsible for the trash collection and recycling services account. Prior to occupancy permit issuance, the applicant shall submit evidence to the City that the following minimum refuse and recycling services have been subscribed with Allied Waste Services/BFI for commercial services:
 - A. Maintain an adequate level of service for trash collection.
 - B. Maintain an adequate level of recycling collection.

After the applicant has started its business, the applicant shall contact Allied Waste Services/BFI commercial representative to review the adequacy of the solid waste level of services. If services are determined to be inadequate, the applicant shall increase the service to the level determined by the evaluation. For general information, contact Allied Waste Services/BFI at (408) 432-1234, x-264. (E)

28. In accordance with Chapter 5, Title VIII (Ord. 238) of Milpitas Municipal Code, for new and/or rehabilitated landscaping 2500 square feet or larger the developer shall:
 - A. Provide separate water meters for domestic water service & irrigation service. Developer is also encouraged to provide separate domestic meters for each tenant.
 - B. Comply with all requirements of the City of Milpitas Water Efficient Ordinance (Ord. No 238). Two sets of landscape documentation package shall be submitted by the developer or the landscape architect to the Building Division with the building permit plan check package. Approval from the Land Development Section of the Engineering Division is required prior to building permit issuance, and submittal of the Certificate of Substantial Completion is required prior to final occupancy inspection.

Contact the Land Development Section of the Engineering Division at (408) 586-3329 for information on the submittal requirements and approval process. (E)

37. Prior to any building permit issuance, the developer shall submit plans to all affected agencies and private parties, including but not limited to Santa Clara County Roads and Airports Department and PG & E, and obtain their approval to construct for the proposed improvements upon their easements or properties. Copies of these approvals, permits,

conditions and requirements must be submitted to the City of Milpitas Engineering Division. (E)

38. Per Milpitas Municipal Code Chapter 2, Title X (Ord. No. 201), developer may be required to obtain a permit for removal of any existing tree(s). Contact the Street Landscaping Section at (408) 586-2601 to obtain the requirements and forms. (E)
39. Prior to any work within public right of way or City easement, the developer shall obtain an encroachment permit from City of Milpitas Engineering Division. (E)
40. The developer shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hrs prior to construction for location of utilities. (E)
41. The Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) under the National Flood Insurance Program shows this site to be in Flood Zone "X". The proposed work to the existing structure is considered a non-substantial improvement and the zone designation is given for information only. (E)
42. It is the responsibility of the developer to obtain any necessary encroachment permits from affected agencies, including but not limited to, Pacific Gas and Electric, SBC, Comcast, Santa Clara County Department of Roads and Airports and City of Milpitas Engineering Division. (E)
43. Developer shall submit to the City for approval, a Demolition Plan for the existing storage to be removed. Plan shall clearly show (state) how the water service(s), sewer service(s) and storm service(s) will be disconnected and/or removed. The water service shall be locked off in the meter box and disconnected or capped immediately behind the water meter if it is not to be used. The sanitary sewer shall be capped off at the clean out near the property line or approved location if it is not to be used. The storm drain shall be capped off at a manhole or inlet structure or approved location if it is not to be used. (E)
44. At the time of building plan check submittal, the developer shall incorporate the changes shown on Engineering Services Exhibit "S"(dated 6/12/06) in the design plans. (E)

Project Description

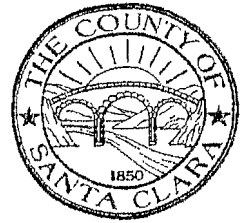
Public Storage
1600 Watson Court
Milpitas, CA
APN 092-08-042

A public Storage Facility currently occupies the 4.9 acre site at the northeast of the intersection at Watson Court and Montague Expressway (Note: this Public Storage facility is one of two on Watson Court. The Public Storage facility on the northwest corner is not part of the project). The site is zoned M2. The current facility was built in 1980's to meet the public need for mini storage. It consists of sixteen one-story, flat-roofed storage unit buildings totaling about 89,640 square foot. About 1,500 square feet of the area is devoted to the facility sale office. Most of the remaining non-building area is paved except for a landscape buffer along Watson Court and 35 foot landscape buffer along Montague Expressway. The facility has tree entrances on Watson Court, only one of which is used by public. The other entrances are for emergency and service vehicles. There are no dedicated existing on site parking spaces. Most current facility users avail themselves of the access drive aisle area for loading/unloading activity in the immediate vicinity of their unit(s). The site is bounded on the Watson Court side by a tall metal fence with concrete block pilasters, topped by barbed wire for security purposes. Building walls create the boundaries on all other sides.

The owner proposes to demolish 29,703 square feet of the one-story building area on the north end of the property, closet to the street intersection, and construct a new 3-story 89,940 square foot storage building in it's place. Total square footage of storage area would be 149,877 square feet. This would represent a 41.7% building-to-lot-area coverage. On-site parking will be augmented further by the addition of 25 new parking stalls adjacent to the 3-story structure.

Two existing entrances will be closed and replaced by one entrance to the new on-site parking lot. The facility will have a more open feel since approximately 450 linear feet of existing off existing fencing will be removed adjacent to the new 3-story structure. The new 3-story structure, landscaping and parking will give the facility a greater sense of presence, in keeping with the character of the modern office complex directly across the expressway.

County of Santa Clara
Office of the County Clerk-Recorder
Business Division



County Government Center
70 West Hedding Street, E. Wing, 1st Floor
San Jose, California 95110 (408) 299-5665

ENVIRONMENTAL DECLARATION

For CLERK-RECORDER'S USE ONLY

POSTED ON JUN 22 2006 THROUGH JUL 12 2006
IN THE OFFICE OF THE COUNTY CLERK-RECORDER
BRENDA DAVIS, COUNTY CLERK
BY [Signature] DEPUTY LAURA B. AGUILAR

FOR CLERK-RECORDER FILE STAMP

ENDORSED

JUN 22 2006

BRENDA DAVIS, County Clerk-Recorder
Santa Clara County

By _____ Deputy

CLERK-RECORDER FILE NO.

NAME OF LEAD AGENCY: City of Milpitas
NAME OF APPLICANT: RHL Design for Public Storage
CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:

CA Dept. of Fish and Game Receipt #

1. () NOTICE OF PREPARATION
2. (X) NOTICE OF EXEMPTION Intend to adopt a Mitigated Negative Declaration
3. NOTICE OF DETERMINATION
NEGATIVE DECLARATION PURSUANT TO PUBLIC RESOURCES CODE § 21080(C)

- () \$1300.00 REQUIRED (\$1250.00 STATE FILING FEE AND \$50.00 COUNTY CLERK FEE)
- () IF CERTIFICATE OF EXEMPTION AND/OR DE MINIMUS IMPACT FINDING STATEMENT ATTACHED - \$50.00 COUNTY CLERK FEE REQUIRED

4. NOTICE OF DETERMINATION
ENVIRONMENTAL IMPACT REPORT PURSUANT TO PUBLIC RESOURCES CODE § 21152

- () \$900.00 REQUIRED (\$850.00 STATE FILING FEE AND \$50.00 COUNTY CLERK FEE)
- () IF CERTIFICATE OF EXEMPTION AND/OR DE MINIMUS IMPACT FINDING STATEMENT ATTACHED - \$50.00 COUNTY CLERK FEE REQUIRED

5. Other: _____

NOTICE TO BE POSTED FOR 20 DAYS.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL ENVIRONMENTAL DOCUMENTS LISTED ABOVE (INCLUDING COPIES) SUBMITTED FOR FILING.
CHECKS SHOULD BE MADE PAYABLE TO : COUNTY CLERK-RECORDER.

Board of Supervisors: Donald F. Gage, Blanca Alvarado, Pete McHugh, James T. Beall, Jr., Liz Kniss
County Executive: Peter Kutas, Jr.



ENVIRONMENTAL IMPACT ASSESSMENT NO: EA2006-6

Planning Division

455 E. Calaveras Blvd., Milpitas, CA 95035

(408) 586-3279

Prepared by: Kim Duncan

June 22, 2006

date

Title: Project Planner

1. Project title: PUBLIC STORAGE
2. Lead Agency Name and Address: CITY OF MILPITAS, 455 E. CALAVERAS BOULEVARD, MILPITAS, CA
3. Contact person and phone number: Kim Duncan, 408/586-3283
4. Project location: 1600 WATSON COURT, MILPITAS, CA 95035 (APN: 92-08-042)
5. Project sponsor's name and address:
Blythe Wilson c/o RHL Design Group, 1137 North McDowell Boulevard, Petaluma, CA 94954
6. General plan designation: Manufacturing & Warehousing 7. Zoning: Heavy Industrial (M2) with 'S' Combining District-Midtown
7. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)
Demolish approximately 29,700 square feet of existing storage buildings (Buildings A-E, P, and a portion of L) and construct one (1) new three (3)-story mini-storage building (approximately 90,000 square feet). The new building would contain individual storage units, office area and is proposed to be 35 feet in height with a 44-foot tall architectural element. Site improvements include landscaping, wrought iron fencing, and relocation of driveways. The project includes a request for parking modifications and increase of FAR, located at 1600 Watson Court (APN: 092-08-042), zoned Heavy Industrial (M2) within the Midtown Specific Plan Area.
9. Surrounding land uses and setting: Briefly describe the project's surroundings:
The project site is located on a 4.948-acre parcel located at the southeast corner of Montague Expressway and Watson Court. The site is bound by Montague Expressway to the north, I-680 to the east, and Watson Court to the west. Surrounding zoning is Heavy Industrial (M2) to the north, south, east and west of the project site and uses include McCabe's Quality Foods, medical office buildings, and the Korean Church campus to the north, a vacant chemical production plant to the northwest, additional Public Storage mini-storage buildings to the west, and small industrial business uses, such as metal fabrication, printed circuit, carpet, and glass businesses to the south. There are no onsite agricultural, biological, cultural or mineral resources, watercourses, sensitive receptors, or sensitive land uses.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
Santa Clara County Roads and Airports Department

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Date: 6/22/06 Project Planner: Kim Duncan Kim DUNCAN
Signature Printed Name

A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
I. AESTHETICS:						
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11 14,19
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11 18
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11 13
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,13
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 12,13 17
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13, 17
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13, 17

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source

III. AIR QUALITY: (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations). Would the project:						
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,9
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,9
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,9
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,2 19,26
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,19
IV. BIOLOGICAL RESOURCES: Would the project:						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11 13,19
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11 13,18

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,14
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,14
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,1 13,14 18
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11 13,14
V. CULTURAL RESOURCES: Would the project:						
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,15 ,16
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,15 ,16
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,15 ,16
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 19
VI. GEOLOGY AND SOILS: Would the project:						
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,8 11
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,8 11
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,8 11
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,8 11
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,8 11
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,8 11
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,8 11
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,8 11
VII. HAZARDS AND HAZARDOUS MATERIALS:						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,13 19,26
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,13 19,26
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,26

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,14 26
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,18
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,18
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 27
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,14
VIII. HYDROLOGY AND WATER QUALITY:						
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,23
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,21
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or situation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13,23
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff as it relates to C3 regulations for development?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,23
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,21
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,20
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,20
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,20
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,13
IX. LAND USE AND PLANNING:						
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,13

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 12,13
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11
X. MINERAL RESOURCES:						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 18
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 18
XI. NOISE:						
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,18
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11 18
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,18
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2,11,18

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11
XII. POPULATION AND HOUSING:						
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 17
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 17
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 17
XIII. PUBLIC SERVICES:						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection? Police protection? Schools? Parks? Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
XIV. RECREATION:						
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,18
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,18
XV. TRANSPORTATION/TRAFFIC: Would the project:						
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,13
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,13
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11,18
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,13
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11,13
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,13 28

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 13
XVI. UTILITIES AND SERVICE SYSTEMS: Would the project:						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 22
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 22
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 23
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11 22
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,19, 22
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,11

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:						
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,11,13,14,18,19,26
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,11,12,13,15,21,22,23,28
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,2,8,9,11,14,18,19,26,27,28

ENVIRONMENTAL IMPACT ASSESSMENT
SOURCE KEY

1. Environmental Information Form submitted by applicant
2. Project plans
3. Site Specific Geologic Report submitted by applicant
4. Traffic Impact Analysis submitted by applicant
5. Acoustical Report submitted by applicant
6. Archaeological Reconnaissance Report submitted by applicant
7. Other EIA or EIR (appropriate excerpts attached)
8. Alquist-Priolo Special Studies Zones Maps
9. BAAQMD Guidelines for Assessing Impacts of Projects and Plans
10. Santa Clara Valley Water District
11. Milpitas General Plan Map and Text
12. Milpitas Midtown Specific Plan Map and Text
13. Zoning Ordinance and Map
14. Aerial Photos
15. Register of Cultural Resources in Milpitas
16. Inventory of Potential Cultural Resources in Milpitas
17. Field Inspection
18. Planner's Knowledge of Area
19. Experience with other project of this size and nature
20. Flood Insurance Rate Map, September 1998
21. June 1994 Water Master Plan
22. June 1994 Sewer Master Plan
23. July 2001, Storm Master Plan
24. Bikeway Master Plan
25. Trails Master Plan
26. Other: Phase I Environmental Site Assessment, Korbmacher, dated April 27 2006
27. Other: Milpitas Fire Division
28. Other: Parking Study, TJKM Transportation Consultants, dated March 29, 2006



CITY OF MILPITAS

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PUBLIC STORAGE ENVIRONMENTAL IMPACT ASSESSMENT (EA2006-6) INITIAL STUDY

ENVIRONMENTAL CHECKLIST RESPONSES AND ANALYSIS

The following discussion includes explanations of answers to the above questions regarding potential environmental impacts, as indicated on the preceding checklist. Each subsection is annotated with the number corresponding to the checklist form.

EXISTING SETTING:

The project site is located on a 4.948-acre parcel located at the southeast corner of Montague Expressway and Watson Court. The site is bound by Montague Expressway to the north, I-680 to the east, and Watson Court to the west. Surrounding zoning is Heavy Industrial (M2) to the north, south, east and west of the project site and uses include McCabe's Quality Foods, medical office buildings, and the Korean Church campus to the north, a vacant chemical production plant to the northwest, additional Public Storage mini-storage buildings to the west, and small industrial business uses, such as metal fabrication, printed circuit, carpet, and glass businesses to the south. There are no onsite agricultural, biological, cultural or mineral resources, watercourses, sensitive receptors, or sensitive land uses,

PROJECT DESCRIPTION:

Demolish approximately 29,700 square feet of existing storage buildings (Buildings A-E, P, and a portion of L) and construct one (1) new three (3)-story mini-storage building (approximately 90,000 square feet). The new building would contain individual storage units, office area and is proposed to be 35 feet in height with a 44-foot tall architectural element. Site improvements include landscaping, wrought iron fencing, and relocation of driveways. The project includes a request for parking modifications and increase of FAR, located at 1600 Watson Court (APN: 092-08-042), zoned Heavy Industrial (M2) within the Midtown Specific Plan Area.

Attachment to PUBLIC STORAGE, EA2006-6, UA2005-17, SA2006-84.

Discussion of Checklist/Legend

PS: Potentially Significant Impact

LS/M: Less Than Significant with Mitigation Incorporation

LS: Less Than Significant Impact

NI: No Impact

I. AESTHETICS

Environmental Impacts

a, b, c, d) Have a substantial adverse effect on a scenic vista, highway, or create a new source of substantial light? NI

The project site is located at the southeast corner of Montague Expressway and Watson Court, within an existing heavy industrial zoning district and not in proximity to a state scenic highway or vista. In addition, the project site is currently developed with mini-storage buildings. Demolition of the existing storage buildings and construction of one new three (3) story mini-storage building will not create a new source or substantial light or glare.

II. AGRICULTURE

Environmental Impacts

a, b & c) Convert Prime Farmland to non-agricultural uses, conflict with existing zoning for agricultural use, or involve other changes in the existing environment resulting in conversion of Farmland to non-agricultural uses? NI

The project site is currently developed with commercial mini-storage buildings and is not used as agricultural farmland, therefore the proposed project does not conflict with a Williamson Act, nor is it Prime Farmland.

III. AIR QUALITY

Environmental Impacts

a, b, c & e) Conflict with implementation of the applicable air quality plan, violate air quality standards, result in a cumulatively net increase of criteria pollutants, or create objectionable odors? NI

The proposed project will result in an approximately 60,000 square foot increase of storage area to an existing commercial Public Storage facility and generate approximately 14 additional vehicle trips daily. The increase in additional trips would be considered not significant, therefore the project would not violate air quality standards, increase criteria pollutants, or create objectionable odors

d) Expose sensitive receptors to substantial pollutant concentrations? LS/M

Air quality impacts associated with construction activities are anticipated to consist of airborne dust particulate matter (PM₁₀) as earthwork commences. This stray dust has the potential for exposing sensitive receptors to substantial pollutants and could be considered significant on a temporary and localized basis. Implementation of the following mitigation measures during construction (listed below) will reduce this air quality impact to *less than significant with mitigation*.

Mitigation Measure III.d-1

Water all active construction areas twice daily and more often during windy periods. Active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.

Mitigation Measure III.d-2

Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least a 2-foot freeboard level within their truck beds.

Mitigation Measure III.d-3

Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.

Mitigation Measure III.d-4

Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.

Mitigation Measure III.d-5

Sweep streets daily with water sweeper if visible soil material is carried onto adjacent public streets.

Mitigation Measure III.d-6

Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

Mitigation Measure III.d-7

Plant vegetation in disturbed areas as quickly as possible.

Mitigation Measure III.d-8

Suspend excavation and grading (all earthmoving or other dust-producing activities during periods of high winds when watering cannot eliminate visible dust plumes or when winds exceed 25 mph (instantaneous gusts).

IV. BIOLOGICAL RESOURCES

Environmental Impacts

a-f) Have a substantial adverse effect on any candidate, sensitive or special status species, sensitive natural community, federally protected wetlands, interfere with movement of native resident or migratory fish or wildlife species, conflict with local policies or ordinances, or conservation plan? NI

The project site is located within a heavy industrial district and developed with an existing commercial storage facility. Surrounding development consists of industrial buildings with parking areas adjacent to the Montague Expressway, therefore it is anticipated the project will have *no adverse impacts* on biologic resources.

V. CULTURAL RESOURCES

Environmental Impacts

a-d) Cause a substantial adverse change in the significance of a historical resource, archaeological resource? NI

The project site is currently developed with a commercial mini-storage facility within the heavy industrial zoning district and is not located within a historic district. In addition, there are no designated cultural resources in proximity of the project site. The project includes demolition of existing storage buildings and construction of a new three (3)-story mini-storage building in the same location with minimal grading and excavation, therefore it is anticipated there will be *no adverse impacts* on historic or archaeological resources.

VI. GEOLOGY AND SOILS

Environmental Impacts

a-e) Expose people and structures to seismic related ground shaking or failure, liquefaction, landslides, soil eroding, unstable soil, expansive soil, incapable of supporting septic tanks? NI

The project site is located in a developed Heavy Industrial district at the south central portion of the City. According to the General Plan Seismic and Geotechnical Evaluation Map (Figure 5-2), the project site is not located

within the Alquist-Priolo Special Study Zone. In addition, the City's building permit process requires a site-specific soils report and compliance with seismic safety construction standards as part of the city's building permit review and construction inspection process. Therefore, it is anticipated there would be *no impacts* regarding seismic ground shaking or failure, liquefaction, landslides, erosion, stability, or expansive soil.

VII. HAZARDS AND HAZARDOUS MATERIALS

Environmental Impacts

a, c-h) Would the project create a significant hazard through the routine use, transport, use, or disposal of hazardous materials; located within ¼ mile of a school or on a list of hazardous material sites; located within 2 miles of a public airport or private airstrip; impair implementation of an emergency repose or evacuation plan, or expose people/structures involving wildland fires? NI

The project site is located within a developed heavy industrial area that is not in proximity to a school, airstrip or open wildlands. In addition, the proposed project would not involve the use, transport or disposal of hazardous materials, therefore it is anticipated there would be *no impact*.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? LS

The project site is currently developed with a commercial mini-storage building within an existing heavy industrial district. According to a Phase I Environmental Site Assessment (Korbmacher, February, 2006), no recognized environmental conditions occur on the project site, such as soil or groundwater contamination. However, the existing buildings were constructed prior to 1981 and construction activities proposed by the project may involve use and transport of hazardous materials, including building demolition debris containing asbestos. Removal, relocation, and transportation of hazardous materials could result in accidental releases or spills, potentially posing health risk to workers, the public, and environment, therefore the impact would be considered significant unless mitigated. As part of the permitting process for all demolition activities, contractors are required by State law to obtain approval from the Bay Area Air Quality Management District to remove asbestos therefore, the impact would be considered *less than significant*.

VIII. HYDROLOGY AND WATER QUALITY

Environmental Impacts

a-j) Would the project violate any water quality or waste discharge requirement, alter the existing drainage pattern of the site, contribute runoff water, degrade water quality, place housing within a 100 year flood hazard area, expose people to significant loss involving flooding, or inundation by tsunami? NI

The project site is currently developed with a commercial mini-storage building within an existing heavy industrial district. Portions of the existing buildings are proposed to be demolished and a new 3-story storage building constructed on the project site. The project site is not located within a flood zone and no residential housing or additional impervious surfaces are proposed. Therefore, *no impacts* are anticipated to hydrology or water quality.

IX. LAND USE AND PLANNING

Environmental Impacts

a-c) Would the project physically divide a community, conflict with any land use plan or regulation, or any habitat conservation plan? NI

The project site is currently developed with a commercial mini-storage building within an existing Heavy Industrial (M2) zoning district. According to the Milpitas Zoning Ordinance, commercial mini-storage building uses are conditionally permitted within the Heavy Industrial districts. In addition, the project site is not within a habitat conservation area, therefore *no impacts* are anticipated to land use or planning.

X. MINERAL RESOURCES

Environmental Impacts

Would the project result in the loss of a known mineral resource or availability of a locally important mineral resource recovery site? NI

The project is located in an existing Heavy Industrial district and developed with commercial storage buildings. According to the Milpitas General Plan, the project site is not located within a Mineral Resource Zone sector, therefore *no impacts* are anticipated on mineral resources.

XI. NOISE

Environmental Impacts

a-c, e, f) Would the project result in:

- Exposure of persons to noise levels in excess of local standards or groundborne vibration;
- Permanent increase in ambient noise levels,
- Located within an airport land use plan or private airstrip? NI

The project site is currently developed with a commercial mini-storage building within a heavy industrial district. The project will demolish a portion of the existing buildings and construct a new storage building,

therefore noise levels are anticipated to remain at existing levels. In addition, the project site is not located within an airport land use plan or private airstrip, therefore it is anticipated there will be *no impacts* to noise levels.

d) Would the project result in substantial temporary or periodic increase in ambient noise level in the project vicinity above levels existing without the project? LS/M

The project site is located within a heavy industrial district currently developed with commercial storage buildings, with surrounding development consisting of industrial/warehousing buildings. No residential housing developments exist, or are proposed, in proximity to the project site. According to the General Plan Noise Element, the exterior day/night noise levels normally acceptable in the heavy industrial district are 50dB to 75dB. While the proposed expansion of the storage facility is not anticipated to increase ambient noise levels, project construction noise may create temporary adverse impacts to surrounding uses, therefore, the following mitigation measure is recommended during all construction activities to reduce the impact to *less than significant with mitigation*.

Mitigation Measure XI-a-1

Project grading and construction activities shall not occur outside the hours of 7:00 a.m. to 7:00 p.m. on weekdays and weekends, and shall not occur on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, as per the City of Milpitas Noise Ordinance.

XI. POPULATION AND HOUSING

Environmental Impacts

a-c) Would the project induce substantial population growth, displace existing housing, or necessitate construction of replacement housing? NI

The proposed project would expand an existing commercial mini-storage facility and would not induce population growth, displace housing, or necessitate construction of replacement housing.

XIII. PUBLIC SERVICES

Environmental Impacts

a) Would the project result in impacts associated with fire or police protection, schools, parks, or other public facilities? NI

The proposed commercial storage facility expansion would not require additional fire, police, schools, parks, or other public facilities.

XIV. RECREATION

Environmental Impacts

a, b) Would the project increase the use of parks or require the construction of recreational facilities? NI

The proposed expansion of an existing commercial storage facility would not increase the use of public parks or require the construction of recreational facilities.

XV. TRANSPORTATION/TRAFFIC

Environmental Impacts

a-e) Would the project cause an increase in traffic, exceed level of service, change air traffic patterns, increase hazards due to design features, or result in inadequate emergency access? NI

The project site is located on the southeast corner of Montague Expressway and Watson Court, and not within an airport land use plan. Primary vehicular access is provided by a two-way drive lane off Watson Court with onsite circulation provided along the property perimeter, as well as between storage buildings. The acceptable level of service (LOS) on Montague Expressway is Level E and currently operates well within capacity, therefore it is anticipated the project will have *no impact* on traffic, LOS, or emergency access.

f). Would the project result in inadequate parking capacity? LS

The proposed storage facility expansion would include 25 parking spaces located adjacent to the new 3-story building. According to Milpitas Zoning Ordinance Parking Requirements (Section 53), required parking for storage facilities is calculated at 1 space per 1,500 square feet of Gross Floor Area (GFA) for storage, as well as 1 space per 350 square feet (GFA) of office area, therefore 64 parking spaces are required for this project. According to a parking analysis conducted by TJKM Transportation Consultants, future parking demand for the project would be 12 parking spaces, therefore the 25 parking spaces would be sufficient to provide ample parking for the project and the impact would be *less than significant*.

XVI. UTILITIES AND SERVICE SYSTEMS

Environmental Impacts

a-g) Would the project exceed wastewater treatment requirements, require construction of new water, wastewater, or storm water treatment facilities, have sufficient water

supplies, sufficient landfill capacity, and comply with all regulations related to solid waste? NI

The proposed project would demolish a portion of existing commercial mini-storage buildings and construct an approximately 87,000 square foot, three (3) story storage building. The proposed expansion of the storage facility would not significantly increase the demand for utilities and service systems, therefore would be considered *no impact*.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

NI

b) Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? NI

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? LS/M.



CITY OF MILPITAS

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MITIGATED NEGATIVE DECLARATION **ENVIRONMENTAL IMPACT ASSESSMENT (EIA) NO. EA2006-6**

A NOTICE, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED (PUBLIC RESOURCES CODE 21,000 ET SEQ.), THAT **PUBLIC STORAGE**, WHEN IMPLEMENTED WITH THE REQUIRED MITIGATIONS, WILL NOT HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Project Title: Public Storage

Project Description: Demolish approximately 29,700 square feet of existing storage buildings (Buildings A-E, P, and a portion of L) and construct one (1) new three (3)-story mini-storage building (approximately 90,000 square feet). The new building would contain individual storage units, office area and is proposed to be 35 feet in height with a 44-foot tall architectural element. Site improvements include landscaping, wrought iron fencing, and relocation of driveways. The project includes a request for parking modifications and increase of FAR, located at 1600 Watson Court (APN: 092-08-042), zoned Heavy Industrial (M2) within the Midtown Specific Plan Area.

Project Location: 1600 Watson Court, Milpitas, CA 95035 .

Project Proponent: Blythe Wilson c/o RHL Design Group, 1137 North McDowell Boulevard, Petaluma, CA 94954

The City of Milpitas has reviewed the Environmental Impact Assessment for the above project based on the information contained in the Environmental Information Form (E.I.F.) and the Initial Study and finds that the project will have no significant impact upon the environment with the implementation of the following mitigation measures, as recommended in the EIA.

Required Mitigation Measures:

Mitigation Measure III.d-1

Water all active construction areas twice daily and more often during windy periods. Active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.

Mitigation Measure III.d-2

Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least a 2-foot freeboard level within their truck beds.

Mitigation Measure III.d-3

Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.

Mitigation Measure III.d-4

Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.

Mitigation Measure III.d-5

Sweep streets daily with water sweeper if visible soil material is carried onto adjacent public streets.

Mitigation Measure III.d-6

Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

Mitigation Measure III.d-7

Plant vegetation in disturbed areas as quickly as possible.

Mitigation Measure III.d-8

Suspend excavation and grading (all earthmoving or other dust-producing activities during periods of high winds when watering cannot eliminate visible dust plumes or when winds exceed 25 mph (instantaneous gusts).

Mitigation Measure XI-a-1

Project grading and construction activities shall not occur outside the hours of 7:00 a.m. to 7:00 p.m. on weekdays and weekends, and shall not occur on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, as per the City of Milpitas Noise Ordinance.

Copies of the Environmental Information Form and Initial Study/Mitigated Negative Declaration may be obtained at the Milpitas Planning Department, 455 E. Calaveras Boulevard, Milpitas, CA 95035.

By: 
Project Planner

Forward to the County Clerk on this 22nd day of June 2006

By Kim Duncan

MITIGATION MONITORING PROGRAM

PUBLIC STORAGE AT 1600 WATSON COURT

ENVIRONMENTAL IMPACT ASSESSMENT NO. EA2006-6

(USE PERMIT AMENDMENT NO. UA2005-17, 'S' ZONE APPROVAL AMENDMENT NO, SA2005-84)

Mitigation Measure	Implementation, Responsibility & timing	Monitoring Responsibility	Shown on Plans	Verified Implement.	Remarks
Mitigation Measure III.d-1 <i>Water all active construction areas twice daily and more often during windy periods. Active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.</i>	<i>Responsibility: Applicant Timing: During all construction activities</i>	<i>Responsibility: Fire and Building Divisions</i>	initials date	initials date	
Mitigation Measure III.d-2 <i>Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least a 2-foot freeboard level within their truck beds.</i>	<i>Responsibility: Applicant Timing: During all construction activities</i>	<i>Responsibility: Fire and Building Divisions</i>	initials date	initials date	
Mitigation Measure III.d-3 <i>Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.</i>	<i>Responsibility: Applicant Timing: During all construction activities</i>	<i>Responsibility: Fire and Building Divisions</i>	initials date	initials date	
Mitigation Measure III.d-4 <i>Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.</i>	<i>Responsibility: Applicant Timing: During all construction activities</i>	<i>Responsibility: Fire and Building Divisions</i>	initials date	initials date	
Mitigation Measure III.d-5 <i>Sweep streets daily with water sweeper if visible soil material is carried onto adjacent public streets.</i>	<i>Responsibility: Applicant Timing: During all construction activities</i>	<i>Responsibility: Fire and Building Divisions</i>	initials date	initials date	

<p><i>Mitigation Measure III.d-6</i> Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</p>	<p><i>Responsibility:</i> Applicant <i>Timing:</i> During all construction activities</p>	<p><i>Responsibility:</i> Fire and Building Divisions</p>	<div>initials</div> <div>date</div>	<div>initials</div> <div>date</div>	
<p><i>Mitigation Measure III.d-7</i> Plant vegetation in disturbed areas as quickly as possible.</p>	<p><i>Responsibility:</i> Applicant <i>Timing:</i> During all construction activities</p>	<p><i>Responsibility:</i> Fire and Building Divisions</p>	<div>initials</div> <div>date</div>	<div>initials</div> <div>date</div>	
<p><i>Mitigation Measure III.d-8</i> Suspend excavation and grading (all earthmoving or other dust-producing activities during periods of high winds when watering cannot eliminate visible dust plumes or when winds exceed 25 mph (instantaneous gusts).</p>	<p><i>Responsibility:</i> Applicant <i>Timing:</i> During all construction activities</p>	<p><i>Responsibility:</i> Building Divisions</p>	<div>initials</div> <div>date</div>	<div>initials</div> <div>date</div>	
<p><i>Mitigation Measure XI-a-1</i> Project grading and construction activities shall not occur outside the hours of 7:00 a.m. to 7:00 p.m. on weekdays and weekends, and shall not occur on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, as per the City of Milpitas Noise Ordinance.</p>	<p><i>Responsibility:</i> Applicant <i>Timing:</i> During all construction activities</p>	<p><i>Responsibility:</i> Building Divisions</p>	<div>initials</div> <div>date</div>	<div>initials</div> <div>date</div>	



**Transportation
Consultants**

Pleasanton
5960 Inglewood Dr., Suite 100
Pleasanton, CA 94588-8535
925.463.0611
925.463.3690 fax

Santa Rosa
141 Stony Cir., Suite 280
Santa Rosa, CA 95401-4110
707.575.5800
707.575.5888 fax

Sacramento
980 9th St., 16th Floor
Sacramento, CA 95814-2736
916.449.9095

Fresno
516 W Shaw Ave., Suite 200
Fresno, CA 93704-2515
559.325.7530
559.221.4940 fax

tjkm@tjkm.com
www.tjkm.com

March 29, 2006

Mr. Ahmed Ali
RHL Design Group, Inc.
1340 Arnold Drive
Suite 110
Martinez, CA 94553

Email: aali@rhldesign.com

Subject: Parking Study for the Proposed Public Storage Facility Expansion at 1600 Watson Court in the City of Milpitas (TJKM Project No. 060-038)

Dear Ahmed:

The purpose of this letter is to summarize parking duration and occupancy survey results for the proposed expansion of the Public Storage facility located at 1600 Watson Court in the City of Milpitas. The existing building area at the project site is approximately 89,640 square feet (sq. ft.). There are four striped parking spaces outside the gates and no striped parking spaces inside the gates at the existing facility. However, Public Storage users can park their vehicles in front of their allotted storage unit for the duration.

The proposed project proposes expansion and part demolition of the existing storage building area. Part of the existing Buildings E, F, G and P and all of Buildings A, B and C will be replaced by one three-story Building C which will be 91,614 sq. ft. A new rental office of 1,500 sq. ft. is also planned. The site will consist of 163,686 sq. ft., representing a net building area increase of approximately 74,046 sq. ft. (= 163,686 sq. ft. - 89,640 sq. ft.), or a 183 percent increase from existing building area. The site plan of the proposed storage facility with the new building is shown in Figure 1. A total of 25 spaces including two accessible spaces are shown on the proposed site plan.

Existing Parking Generation at Milpitas Public Storage location

TJKM collected existing driveway counts at the existing facility on Saturday, March 25, 2006 during the weekend peak period between 11:00 a.m. and 1:00 p.m. This was done to determine approximate existing trip generation at the site and also determine any correlation with the facility's own entry/exit log data at the security gate of the project driveway.

The Public Storage gate log for 11:00 a.m. and 1:00 p.m. on March 25 indicates four entering vehicles and four exiting vehicles. These results correspond with TJKM observations for the same day between 11:00 a.m. and 1:00 p.m. According to the store manager, the busiest or peak period for the facility is usually during the first week of the month. TJKM obtained the first week worth of entry/exit log data for the month of March 2006 from Milpitas Public Storage manager to analyze peak parking demand.

"We create transportation solutions... with the right people."

RECEIVED

APR 27 2006

CITY OF MILPITAS
PLANNING DIVISION

The entry/exit log data obtained revealed that peak parking demand occurred on Saturday, March 4th when six vehicles arrived between 9:42 a.m. and 10:21 a.m. The entry/exit log data for the day of March 4, 2006 is summarized in a table in Appendix A. The average parking duration for the six vehicles parked at the facility at around 10:00 a.m. was approximately 22 minutes. A graphical chart showing the peak parking accumulation is also included in Appendix A.

Comparative Parking Generation Survey at San Pablo Public Storage Location

TJKM also collected existing driveway counts at 14820 San Pablo Avenue, San Pablo Public Storage facility on Tuesday, March 28, 2006 between 9:30 and 11:30 a.m. This parking survey was done to determine approximate existing trip generation at a site similar to the proposed project development and to also determine any correlation with the facility's own entry/exit log data.

The Public Storage gate log for March 28 indicates that no vehicles entered or exited between 9:30 a.m. and 11:30 a.m. These results correspond with TJKM observations for the same time. According to the store manager, the busiest or peak period at this facility is usually during the first week of the month. TJKM obtained the first week worth of entry/exit log data for the month of February 2006 from San Pablo Public Storage manager to analyze peak parking demand.

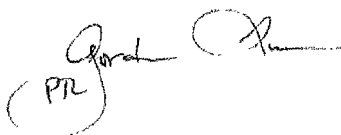
The entry/exit log data obtained revealed that peak parking demand occurred on Wednesday, February 1st when two vehicles arrived between 4:12 p.m. and 4:51 p.m. The entry/exit log data for the day of February 1, 2006 is summarized in a table in Appendix A. The average parking duration for the two vehicles parked at the facility at 10:00 p.m. was approximately 20 minutes. A graphical chart showing the peak parking accumulation is also included in Appendix A.

Future Parking Activity at Milpitas Public Storage Location

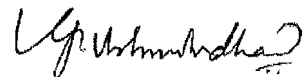
A total of 25 parking spaces are proposed at the site, including two accessible spaces per proposed project site plan. Since the proposed project would effectively double the site building area, it is expected that future parking demand will also double. Therefore, a parking demand of 12 vehicles (6 parked vehicles multiplied by 2) can be expected with the project expansion. The proposed parking area can easily accommodate this expected future demand. Also, average duration of parked vehicles is expected to be the same as existing conditions.

If you have any questions about our study, please free to call us at (925) 463-0611.

Very Truly Yours,

Handwritten signature of Gordon Lum, P.E. in black ink.

Gordon Lum, P.E.
Senior Associate

Handwritten signature of Vishnu Gandluru in black ink.

Vishnu Gandluru
Transportation Engineer

Attachments: Appendix A (Parking Calculation Sheets)

J:\Jurisdiction\Milpitas\060-038 Public Storage\L032906 Public Storage_Milpitas.doc

APPENDIX A – PARKING CALCULATION SHEETS

Milpitas Public Storage Gate Log for Saturday - 03/04/06

Saturday - 3/4/06						
Vehicle	In	Out	Duration (min)	Time Period	Avg. Duration	Total In
602704	6:00	8:56	2:56			
601767	6:55	7:02	0:07			
901007	7:30	7:34	0:04			
600631	7:54	8:58	1:04			
301160	8:30	9:35	1:05			
501430	8:31	8:44	0:13			
407366	8:47	8:55	0:08	6 - 9 am	0:48	7
602704	9:42	9:57	0:15			
770615	9:46	10:11	0:25			
950359	9:52	10:16	0:24			
407366	9:55	10:52	0:57			
706154	10:02	10:11	0:09			
800801	10:09	10:18	0:09			
770615	9:46	10:11	0:25			
702570	10:21	10:34	0:13			
901659	10:29	11:01	0:32			
404800	10:46	10:50	0:04			
901165	10:33	11:00	0:27	9 - 11 am	0:21	11
407366	11:05	11:14	0:09			
407366	11:18	11:23	0:05			
407366	11:23	11:33	0:10			
301878	11:29	12:02	0:33			
602704	11:31	12:03	0:32			
407366	11:36	11:48	0:12			
407366	11:51	11:59	0:08			
701776	12:02	12:12	0:10			
901077	12:06	12:09	0:03			
403921	12:02	12:23	0:21			
600241	12:31	12:48	0:17			
903044	12:40	12:59	0:19			
600631	12:24	12:54	0:30			
600241	13:37	14:06	0:29			
900332	13:39	13:43	0:04	11am - 2pm	0:16	15
600631	14:18	15:11	0:53			
905178	14:27	14:39	0:12			
805570	14:42	17:08	2:26			
506417	15:01	15:26	0:25			
301160	14:59	15:28	0:29			
705883	15:01	15:06	0:05			
506417	14:43	14:59	0:16			
501430	15:09	15:55	0:46			
950359	15:13	15:30	0:17			
405552	15:17	17:30	2:13			
602704	15:18	18:47	3:29			
501931	15:44	16:03	0:19			
901371	15:45	16:04	0:19	2 - 4 pm	0:56	13
903044	16:10	16:23	0:13			
505594	16:13	16:32	0:19			
502445	16:40	16:51	0:11			
502445	16:56	17:28	0:32			
600631	17:12	17:47	0:35			
901077	17:24	17:28	0:04	4 - 6 pm	0:19	6
901077	18:23	18:26	0:03			
162249	19:25	20:13	0:48			
405816	19:42	20:29	0:47	6 - 9 pm	0:39	3
Count	55	55	0:32			

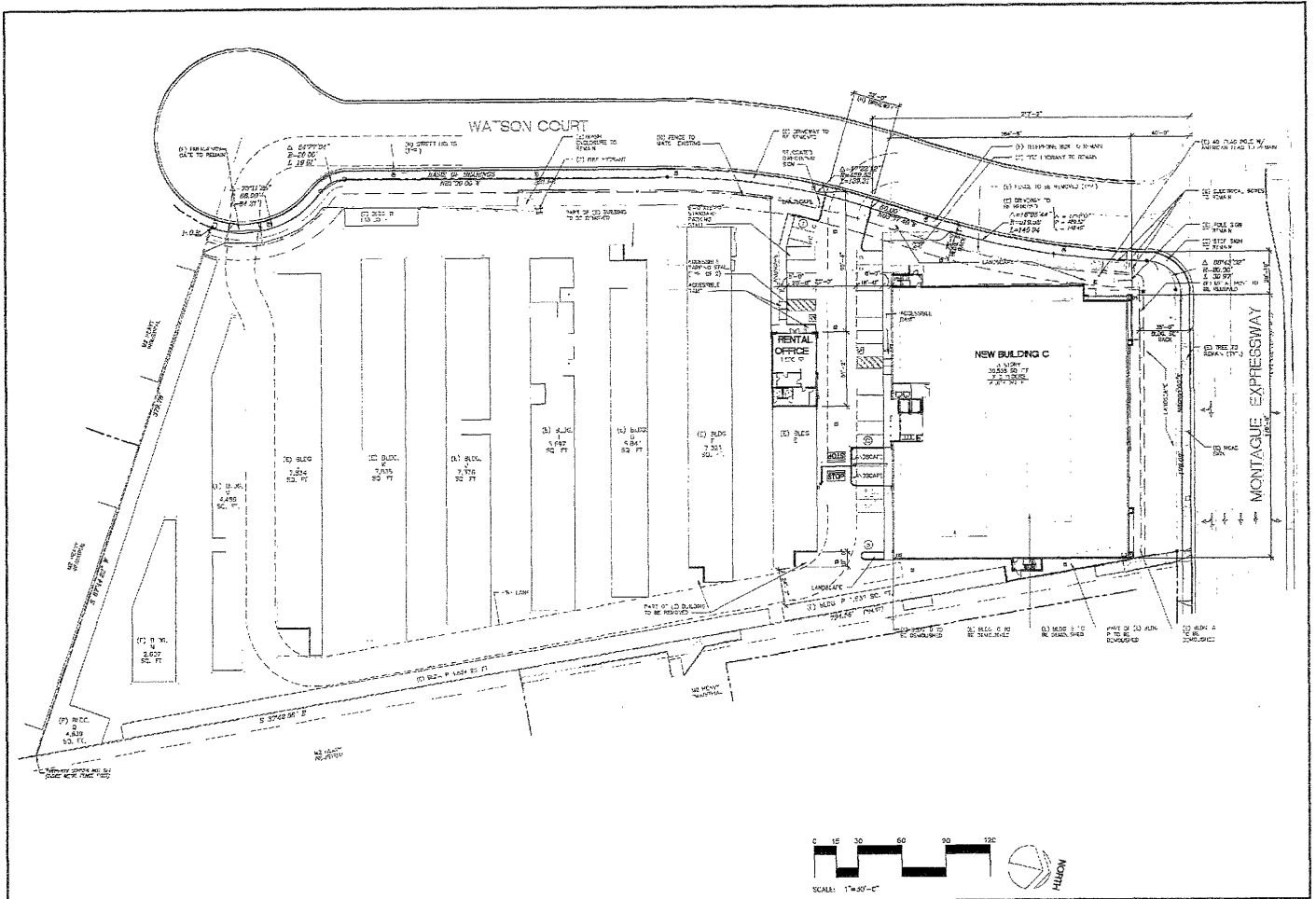
0:22

Average parking duration at a peak instance

Summary:

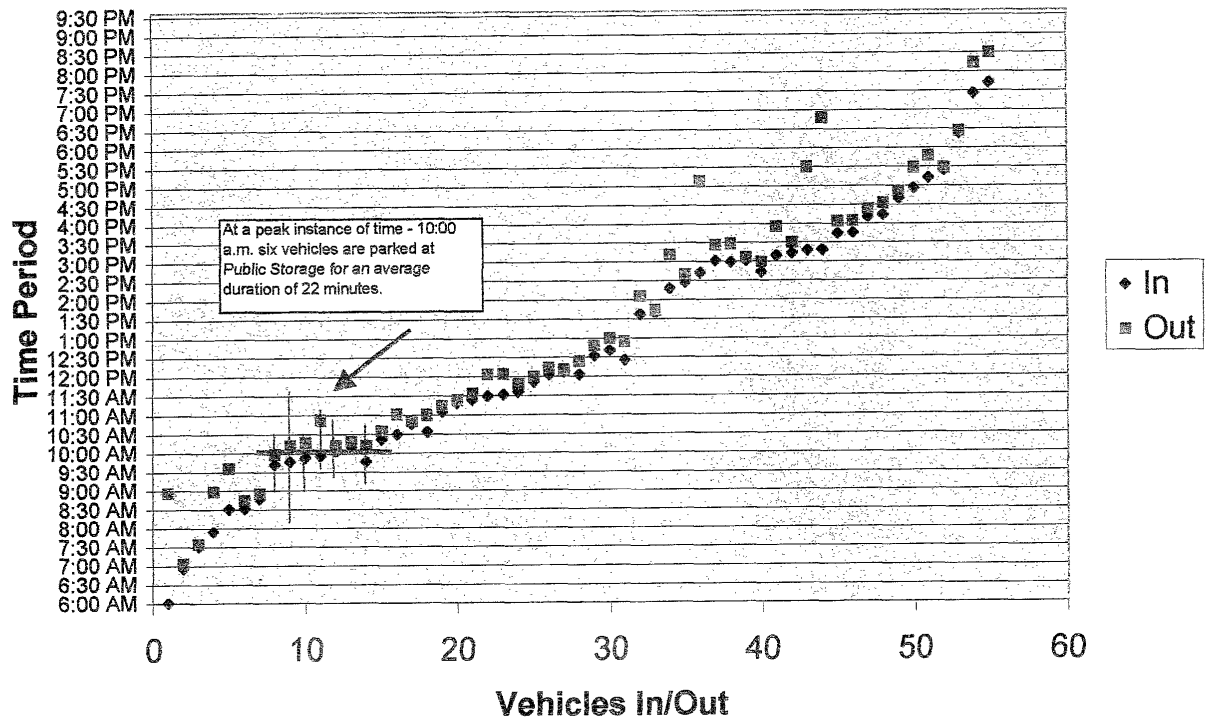
Average parking duration for vehicles entering and exiting gate in a day = 32 minutes

Average parking duration for vehicles entering and exiting gate at a peak instance = 22 minutes



City of Milpitas
Public Storage Parking Study
Proposed Site Plan

Parking Duration at Milpitas Public Storage on 03/04/06



San Pablo Public Storage Gate Log for Wednesday- 2/1/06

Wed 2/1/06						
Vehicle	In	Out	Duration (min)	Time Period	Avg. Duration	Total In
104559	6:49	6:55	0:06			
426427	7:02	7:16	0:14	6 - 9 am	0:10	2
426427	9:06	9:44	0:38			
129526	9:19	9:44	0:25			
159276	10:00	10:11	0:11			
426427	10:02	10:21	0:19			
698177	10:18	11:54	1:36			
196768	10:49	11:17	0:28	9 - 11 am	0:36	6
137713	11:40	12:14	0:34			
112947	12:18	12:36	0:18			
184578	12:37	12:58	0:21			
175423	13:04	13:39	0:35	11am - 2pm	0:27	4
040824	14:04	14:17	0:13			
426427	14:12	14:46	0:34			
214289	14:48	14:55	0:07			
133238	15:21	15:37	0:16			
196768	15:14	15:25	0:11			
308646	15:28	16:18	0:50			
133238	15:39	15:57	0:18	2 - 4 pm	0:21	7
168330	16:39	18:49	2:10			
106719	16:12	16:51	0:39			
426427	16:51	16:53	0:02	4 - 6 pm	0:57	3
426427	18:01	18:06	0:05			
107948	19:16	19:44	0:28			
168330	19:40	19:51	0:11			
214289	20:12	20:25	0:13	6 - 8 pm	0:14	4
Count	25	25	0:27			

0:20

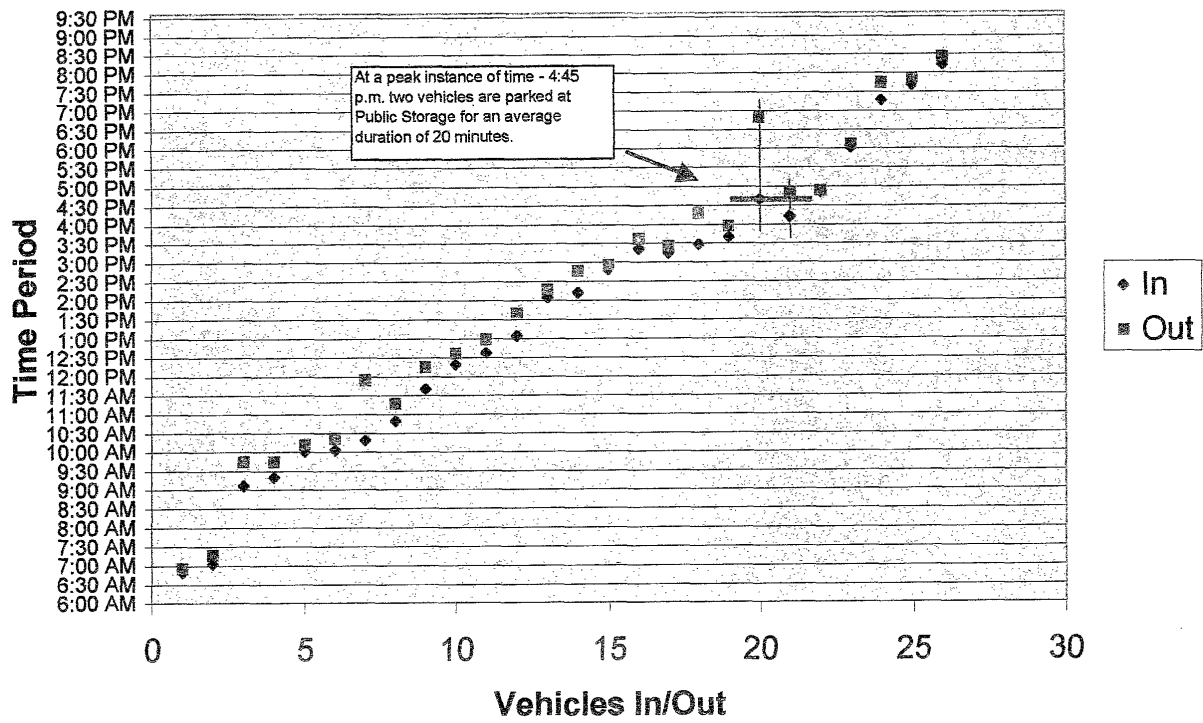
Average parking duration at a peak instance

Summary:

Average parking duration for vehicles entering and exiting gate in a day = 27 minutes

Average parking duration for vehicles entering and exiting gate at a peak instance = 20 minutes

Parking Duration at San Pablo Public Storage on 02/01/06





Korbmacher Engineering, Inc.

Geotechnical Environmental Material Testing Special Inspection

480 Preston Court, Suite B, Livermore, CA 94551, PO Box 405, Livermore, CA 94551 925.454.9033, 925.454.9564 (Fax)

27 February 2006

Mr. Blythe Wilson
RHL Design Group, Inc.
1137 North McDowell Boulevard
Petaluma, California 94954

Subject:

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Public Storage Facility
1600 Watson Court
Milpitas, California
Project No. JE-611

Dear Mr. Wilson:

Korbmacher Engineering, Inc. has completed the Phase I Environmental Site Assessment of the subject site located in Milpitas, California. This assessment was performed according to our proposal number PE-608 dated 30 January 2006, and authorized to proceed on 6 February 2006. The results of the assessment including the figures, photographs, regulatory documents or other reports, and environmental database report are attached.

We appreciate being of service to you in the Phase I Environmental Site Assessment phase of this project. If you have questions concerning this report or any of our consulting services, please do not hesitate to contact us. We look forward to working with you on future projects.

Respectfully submitted,
KORBMACHER ENGINEERING, INC.

Steve Bittman

Reviewed by:

Bruno Korbmacher, PE

Copies: Addressee (4)

1.0 INTRODUCTION

Korbmacher Engineering, Inc. (KEI) is pleased to present the results of a Phase I Environmental Site Assessment (ESA) conducted as part of a proposed redevelopment of the property located at 1600 Watson Court, Milpitas, Santa Clara County, California as shown in the Vicinity Map, Figure 1. The subject site shall be addressed in this report as "the Property." This Phase I ESA was conducted in accordance to ASTM document E1527 guidelines.

1.1 Purpose

The purpose of our work was to document the environmental condition of the Property and to assess if environmental liabilities could impact the Property and or evaluate if further investigations or work is warranted. Our work would include identifying the presence or likely presence of any hazardous substances on the Property or local neighboring properties that may indicate an existing or historical liquid, solid or airborne release of contamination into the soil, groundwater, surface water or space of the Property from on site or off site sources.

1.2 Scope of Services

The scope of work included:

- ☐ Survey the Property and adjacent sites,
- ☐ Interview informed persons,
- ☐ Review public records, environmental database search report, geology and hydrogeology, historical information, maps, and photographs.
- ☐ Report our findings.

2.0 LOCAL AND REGIONAL SETTING

2.1 Regional Geologic and Hydrologic Setting

The subject site rests at an elevation of approximately 66 feet above mean sea level. A surface topographical map is provided as Figure 2, Area Topographical Map. According to Helley *etal*, (1979), natural deposits in the area of the Property are derived from late Pleistocene alluvial deposits that consist of weakly consolidated, slightly weathered, poorly sorted, interbedded clay, silt, sand and gravel. Based on boring logs from four soil borings drilled at the Property as part of a concurrent geotechnical study conducted by KEI in January 2006, the upper 50 feet of subsurface material beneath the Property is comprised of silty clay and clayey silt with increasing sand content with depth. No unusual odors or discoloration of the soil was noted during the drilling of the borings. Copies of the Borings are attached in Appendix A, Logs of Borings.

Depth to the first groundwater table beneath the Property as measured during drilling of the soil borings mentioned above, was approximately 12 feet below ground surface (bgs). Based on monitoring well data collected as part of an on-going subsurface investigation conducted at an ARCO service station located approximately 1,500 feet to the southwest of the Property at 2104 North Capitol Avenue in San Jose, the depth to the first groundwater table beneath that site was approximately 5 to 8 feet bgs. Groundwater flow direction was calculated to be approximately towards the west at the ARCO site. Groundwater flow data for the area of the Property was not found for this assessment, however, based on surface topography, the shallow groundwater flow direction beneath the Property is estimated to be to west-northwest. Groundwater flow direction generally follows topography, but can vary due to seasonal influences, subsurface structures and local pumping or recharge of groundwater. The site is not located within a groundwater recharge area or within an area subject to seiche, tsunami, or dam/levee inundation. The closest bodies of surface water to the Property are Berryessa Creek which is channelized about 400 feet to the west and south of the Property, and San Francisco Bay which is located approximately 4 miles to the northwest.

2.2 Environmental and Agricultural Setting

The Property is situated in a light industrial area of the City of Milpitas. Surrounding the Property is a self storage facility across Watson Court to the west, with a group of light industrial facilities located to the south at the end of Watson Court. To the north across Montague Expressway, are several large office buildings, and to the east the Property adjoins the Montague East Business Park at 1001 to 1047 Pecten Court, which is comprised of general contractors and small machine shops. The Property is bordered by Watson Court to the west and Montague Expressway to the north, with a contractor and a label manufacturer located to the south at 1658 and 1664 Watson Court respectively. The Property adjoins a driveway to the east separating it from the Montague East Business Park. The perimeter of the Property along Watson Court and Montague Expressway contains typical vegetation and landscaping typically associated with a commercial/light industrial setting. No cultivated land is located on the Property or adjacent to it.

2.3 Biological Resources

The Property does not contain suitable habitat for any candidate, sensitive, or special status species referenced in local or regional plans, policies, or regulations or lists compiled by the California Department of Fish and Game or United States

Fish and Wildlife Service (CDFG, 1998). The Property also does not contain riparian habitat or any other sensitive natural community identified in local or regional plans, policies, or regulations or lists compiled by the California Department of Fish and Game or United States Fish and Wildlife Service (CDFG, 1998). There is a moderate level of ambient noise and disturbance at or near the Property.

2.4 Water Supplies

Water and sanitary sewer services are currently supplied to the Property by the City of Milpitas. There are no known or registered domestic, municipal, or irrigation water wells located on the Property.

3.0 INTERVIEW, RECORDS, AND HISTORICAL REVIEW

3.1 Property and Area History

The area of Milpitas that includes the Property was rural farmland from at least as early as the 1930s until the early 1960's. The Property contained a farmhouse near the eastern side of the parcel, and was cultivated with row crops, as were adjoining sites to the west, east and south. The area to the north was used as orchards. By the 1950's, the Property was no longer cultivated, however adjoining sites to the north and south were used as orchards, and by the 1960's, although the Property still contained the old farmhouse surrounded by vacant land, the general area was becoming commercial, with residential sites to the south across Berryessa Creek. The present day storage facility was constructed in 1977, and has been in use as a storage facility to the present day.

3.2 Aerial Photograph Review and Chronology of Property Use

Aerial photographs taken in 1939, 1956, 1965, 1974, 1982, 1993 and 1998 were obtained from Environmental Data Resources Inc. (EDR). The following section summarizes the pertinent details of the Property and adjacent area activities as they appeared on these photographs.

1939 Based on a review of a single frame aerial photograph dated 1939, the Property and surrounding area appears to be cultivated row crops and orchards. An isolated farm house is located near the east side of the Property location. A rural road is located on the north side of the Property where the present day Montague Expressway, is and several farm houses are visible in a one-half mile radius from the Property. No significant disturbances to the surfaces of the Property are visible.

- 1956** Based on a review of a single frame aerial photograph dated 1956, The area of the Property no longer appears cultivated, but is vacant except for the farm house. A residential development has been established to the south of the Property, with the beginnings of commercial development to the north. The adjoining areas to the east and west of the Property are vacant. No significant disturbances to the surfaces of the Property are visible.
- 1974** Based on a review of a single frame aerial photograph dated 1974, The area of the Property is vacant except for the farm house. Adjoining land to the east and west are also vacant. Watson Court is visible on the west side of the Property, with vacant land surrounding the turnaround at the end, and the residential development visible further to the south. Areas to the north across present day Montague Expressway and further to the west are increasingly commercial/industrial. No significant disturbances to the surfaces of the Property are visible.
- 1982** Based on a review of a single frame aerial photograph dated 1982, The area of the Property and the adjoining areas appear developed as they are today, with several elongated building located across Watson Court to the west, a cluster of industrial buildings to the south of the Watson Court turn around, and the business park visible to the east. Montague Expressway is in place to the north with extensive commercial development beyond. No significant disturbances to the surfaces of the Property are visible.
- 1993** Based on a review of a single frame aerial photograph dated 1993, the Property and surrounding areas appear generally as they did in the 1982 aerial photograph. No significant disturbances to the surfaces of the Property are observed.
- 1998** Based on a review of a single frame aerial photograph dated 1998, the Property and surrounding areas appear generally as they did in the 1993 aerial photograph. No significant disturbances to the surfaces of the Property are observed.

3.3 Sanborn Fire Insurance Map Review and Chronology of Property Use

Sanborn Fire Insurance maps depicting historical property use were requested from (EDR). According to EDR, no such maps are available for the area of the Property.

3.4 Historic Topographic Map Review and Chronology of Property Use

Historic topographic maps depicting the area of the Property from 1948, 1955, 1961, 1968, 1973 and 1980 were obtained from the University of California at Berkeley Geosciences website. The following section summarizes the pertinent details of the Property and adjacent areas as they appeared on these maps.

1948-1968 The topographic maps from 1948 to 1968 show the area of the property and adjoining sites to be either vacant or shaded green indicating agricultural use.

1973 The 1973 topographic map depicts the Property and surrounding sites to be vacant and no longer cultivated

1980 The 1980 topographic map depict the area of the property and the surrounding area as shaded in purple indicating urban development.

3.5 City Directory Review and Chronology of Property Use

Polk's City Directories available for this area of Milpitas were supplied by EDR and dated from 1922 in approximate 5-year intervals until 2001. The current Public Storage facility was listed in the 1980 directory, and then in the 1991 and 1996 directories. No other listing for the property address were included in the City Directories.

3.6 Interviews and Regulatory Contacts

Interviews were conducted with the Property/Parcel developers and representatives as well as local agencies such as the environmental health department, fire prevention bureau, and building department. These sources were contacted in order to identify any current or previous reports of hazardous materials usage, storage, or releases that may have occurred at the site. The following subsection discusses the results of the interviews conducted and agency research completed.

Interview

Our representative interviewed Mr. A.J. Labado, Property Manager for Public Storage and resident of the Property for information regarding current or past uses of the Property. According to Mr. Labado, the property has been used by Public Storage since 1978 and that to his knowledge, there are no environmental liabilities on the Property.

Santa Clara County Environmental Health/Hazardous Materials Division

On 9 February 2006, our representative contacted the Santa Clara County Environmental Health Department, Hazardous Materials Division (SCCEH) for information that may pertain to hazardous materials use for the Property. According to SCCEH personnel, no information pertaining to hazardous materials storage, use or disposal at the Property is on record.

City of Milpitas Fire Department

On 9 February 2006, the Milpitas Fire Department (SCCFD) was contacted for information that may pertain to past or current hazardous materials storage, use or disposal at the Property. The SCCFD records for the Property include yearly fire safety inspections since 1979. No information pertaining to hazardous materials storage, use or disposal at the Property is on record in SCCFD records.

City of Milpitas Building Department

On 9 February 2006, our representative visited the City of Milpitas Building Department (MBD) for information regarding current or past uses of the Property. Records include a 1977 boundary and topographic survey that depicts the present layout of buildings and driveways at the Property, with a summary description of the 15 proposed buildings totaling 90,000 square feet of storage space. Records also include a 1978 Certificate of Occupancy for Owner K Garner for AAA Mini-Storage at 1600 Watson Court, Milpitas, California. No information pertaining to hazardous materials use was found.

3.7 Environmental Liens

A Environmental Lien Search Report for the Property was supplied by EDR. According to EDR, environmental liens were not found for the Property.

3.8 Review of Other Reports

No other pertinent reports concerning the subject Property were found or reviewed during this Phase I ESA.

3.9 Environmental Database Report

EDR provided a list of sites within designated distances of the Property that are listed by regulatory agencies. EDR has also provided a map of these sites, which can be found in Appendix B, Environmental Database Report.

Sixty-five (65) regulatory listed sites were identified by EDR as being within the approximate minimum search distance from the subject Property. (This number may reflect multiple listings of a site on more than one database.) EDR listed 16 orphan sites (sites whose address is inadequate or incomplete as to render locating the site on a map ineffective) that could be within the approximate minimum search distance. However, KEI used other sources of information, when possible, to locate and evaluate the orphan sites listed by EDR, and no orphan sites are believed to be located within the search radius. In addition to the EDR database search, KEI reviewed site area files and lists at the SCCEH, the MFD, and California Regional Water Quality Control Board-San Francisco bay Region, (RWQCB).

The plotted and orphan sites identified in the database report are not expected to present an environmental concern to the Property because: i) they only hold an operating permit (which does not imply a problem); ii) they are not required to perform further action; iii) the nature of the identified concern does not suggest that contaminants would migrate to the Property, or iv) based upon KEI's review, are too distant and/or hydraulically downgradient or crossgradient relative to the subject property to reasonably affect it.

4.0 PROPERTY AND SURROUNDING AREA DESCRIPTIONS

4.1 General

A walking survey of the Property was made on 9 February 2006. The Property was observed for evidence of hazardous substances that may have an effect on the environmental quality of the Property. Our representative observed the Property for evidence of above ground and underground storage tanks, surface staining, hazardous materials, and other indications of environmental concern. If conditions were observed that indicated potential environmental concerns, our representative marked their relative locations on a map drawn in the field and presented in Figure 3, Property Map.

4.2 Property Description

According to the Santa Clara County Assessor, the Property contains 4.95 acres of land and is legally described by its Assessor's Parcel Number 092-08-042. The

approximately rectangular Property is relatively flat and contains sixteen separate buildings which were constructed in 1977 for use as a self storage facility. The total combined building area of the sixteen structures equals approximately 90,000 ft² of storage space with the buildings covering about 43% of the Property land area. Asphalt paved driveways provide access throughout the Property, with a security gate leading to Watson Court used as the main entrance. Landscaping exists on the west and north Property sides adjacent to Watson Court and Montague Expressway. The following list summarizes the individual building statistics:

Building A	4,850 ft ² on one floor. North end of Property
Building B	3,500 ft ² on one floor
Building C	5,220 ft ² on one floor
Building D	4,500 ft ² on one floor
Building E	4,800 ft ² on one floor
Building F	5,700 ft ² on one floor. Includes office and managers residence
Building G	6,600 ft ² on one floor
Building H	7,200 ft ² on one floor
Building J	7,600 ft ² on one floor
Building K	4,850 ft ² on one floor
Building L	5,500 ft ² on one floor
Building M	8,250 ft ² on one floor
Building N	4,970 ft ² on one floor
Building P	7,950 ft ² on one floor. Borders entire East side of Property
Building Q	5,220 ft ² on one floor. South end of Property
Building R	2,500 ft ² on one floor. Southwest side of Property

4.3 Property Reconnaissance and Findings

During the Property survey, the Property was observed for evidence of hazardous substances or operations that may have had an adverse effect on the environmental quality of the Property. This section presents the findings of the survey conducted.

Hazardous Materials

Although none of the storage units were entered during the Property visit, no use, storage, treatment, or disposal of hazardous materials or the generation of hazardous wastes were noted at the Property during the course of this assessment. According to the Property Manager AJ Labado, to his knowledge, no hazardous materials exist on the Property.

Underground/Aboveground Storage Tanks and Vaults

Evidence of past or present use of tanks, drums, clarifiers, pits, vent pipes, or fill pipes, was not observed during the Property survey. No record of historic or current above or below ground tanks was found by any of the agencies contacted.

Polychlorinated Biphenyls (PCBs)

Other than a pad mounted transformer located in the landscaped area near the intersection of Montague Expressway and Watson Court, no electrical or hydraulic equipment likely to contain PCB's were observed on or around the Property.

Asbestos

Suspect asbestos-containing materials (ACM) were not identified at the Property during the site inspection. No physical sampling and analysis of suspect ACM was conducted during the assessment.

Surface Spills

No signs of obvious surface spills, stained surfaces, and/or stressed vegetation often associated with exposure to hazardous chemicals were noted during the site inspection.

Leach Fields/Septic Tanks/Cesspools

There were no leach fields, septic tanks, or cesspools observed at the Property during the site inspection.

Air Emissions

No on site operations which would discharge hazardous materials or negative particulate emissions to the atmosphere were observed during the site inspection.

Radon

Radon is a radioactive gas released during the decay of uranium. It can build up in homes and other structures underlain by uranium-bearing rocks. These rocks are commonly associated with granitic plutons such as the Sierra Nevada Batholith. Occurrences in a sediments such as in the Milpitas area have not been identified and the risk is therefore minimal.

Lead

No suspect lead based painted surfaces were identified on the Property.

Pesticides

No agricultural herbicides or pesticides were observed on the Property, and no crops are grown there. Herbicide and pesticide use can result in residual concentrations of agricultural chemicals being present in the near surface soil (*i.e.*, 0 to 3 feet bgs). The Property was cultivated with row crops before the 1950's, therefore, historic use of herbicides/pesticides at the Property is possible.

Miscellaneous Hazardous Materials

No on site quantitative hazardous material usage or storage was noted during the site inspection.

4.4 Surrounding Area Description

The Property is located in a light industrial area of the City of Milpitas, California, and is bordered to the west by Watson Court with a Public Storage facility and light manufacturing businesses beyond. To the south, the Property adjoins two buildings at 1658 and 1664 Watson Court which are occupied by a general contractor and a label manufacturer respectively, with additional light manufacturing and a residential area beyond. Montague Expressway adjoins the Property to the north, with a large office building beyond. To the east, the Property is adjoined by a driveway and a parking lot which separates it from the Montague East Business Park and a Public Storage facility beyond. Photographs of the Property are shown in Figures 4 through 6, Photographs of Property.

5.0 SUMMARY AND CONCLUSIONS

5.1 Summary

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the Property located at 1600 Watson Court, Milpitas, Alameda County, California, the Property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

This assessment has revealed no evidence of external recognized environmental conditions in connection with the Property.

5.2 Conclusions

The conclusions presented in this section are based on observations, field investigation descriptions, analytical results, and interpretations delineated and developed in the body of this report. The following are key conclusions for the site inspection activities performed:

- ☐ The record search from local, state, and federal agencies revealed no indications of past or current fuel or hazardous material usage, spills, leaks, or disposal on the Property.
- ☐ Our site survey detected no visual or olfactory evidence of hazardous material/waste disposal to the surfaces of the Property.
- ☐ Off-site properties identified in the regulatory databases are not likely to impact the soil or groundwater beneath the Property.
- ☐ Former Property usage included row crop cultivation from at least as early as the 1930's until the 1950's. Herbicide and pesticide use associated with row crop cultivation can result in residual concentrations of agricultural chemicals being present in the near surface soil (*i.e.*, 0 to 3 feet bgs). Past grading activities associated with the construction of the current Public Storage facility is likely to have diluted or removed shallow soils from the Property. In addition, the Property is nearly entirely capped with asphalt and buildings. Based on the above, the likelihood of increased health risks at the Property related to the possible existence of residual agricultural chemicals in Property shallow soils are extremely low.

- ☐ Soil samples collected from four soil borings drilled at the Property in January 2006 as part of a concurrent geotechnical study conducted by KEI, did not display unusual odors or discoloration.

Definitive conclusions regarding the subsurface conditions related to environmental concerns at the subject sites are beyond the scope of this project as no soil or water sampling was included in this scope of work.

6.0 RECOMMENDATIONS

Based on the findings of the Phase I Site Assessment performed, we recommend the following prior to completion of acquisition and/or development of the Property:

- ❖ Due to the pre-1981 original construction date of Property Buildings, a demolition style asbestos survey should be conducted if demolition or remodeling of the structures on the Property should occur. The assessment should be conducted by a Certified Asbestos Inspector and in accordance with all applicable codes and regulations.

The summary, conclusions, and recommendations are subject to the limitations provided in Section 7.0 of this report.

7.0 LIMITATIONS

This report has been prepared for the exclusive use of the Client and the Client's consultants. This assessment is not intended to be all-inclusive, identify all potential concerns, or eliminate the possibility of the Property having environmental impairments. It is possible that variations in soil or groundwater conditions, or unpermitted, undocumented or concealed improvements or alterations to the Property could exist beyond what was found during this ESA. Changes in observed conditions could also occur in the future due to variations in environmental and physical conditions.

Geologic and hydrogeologic data provided in this report are for drawing conclusions, by KEI, within the context and timing of this report, only. This information is preliminary and should not be used for any subsequent purposes.

In today's technology, no amount of assessment can certify that the Property is completely free of hazardous substances. KEI cannot offer a certification of a "clean" Property.

Much of the information, on which the conclusions and recommendations of this ESA are based, comes from data provided by others. KEI is not responsible for the accuracy or completeness of this information. Inaccurate data or information that was not found or made available to KEI may result in a modification of our conclusions and recommendations.

Any estimates of the scope of recommended additional work are based only on the information gathered for this ESA. Associated costs represent a rough estimate, not a proposal, and should only be used for preliminary planning. Actual cost and scope may vary upon refining during proposal preparation, and with changes in economic conditions, or as additional information becomes available.


Our services have been provided in accordance with generally accepted engineering practices for the local area. No warranties are made, express or implied, as to the professional opinions or advice provided.



121°54'40" W 121°54'10" W 121°53'40" W 121°53'10" W 121°52'40" W 121°52'10" W WGS84 121°51'10" W

0 1000 FEET 0 500 1000 METERS

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Korbmacher
Engineering Inc.

PROJECT NO. JE-611

DATE 02/06

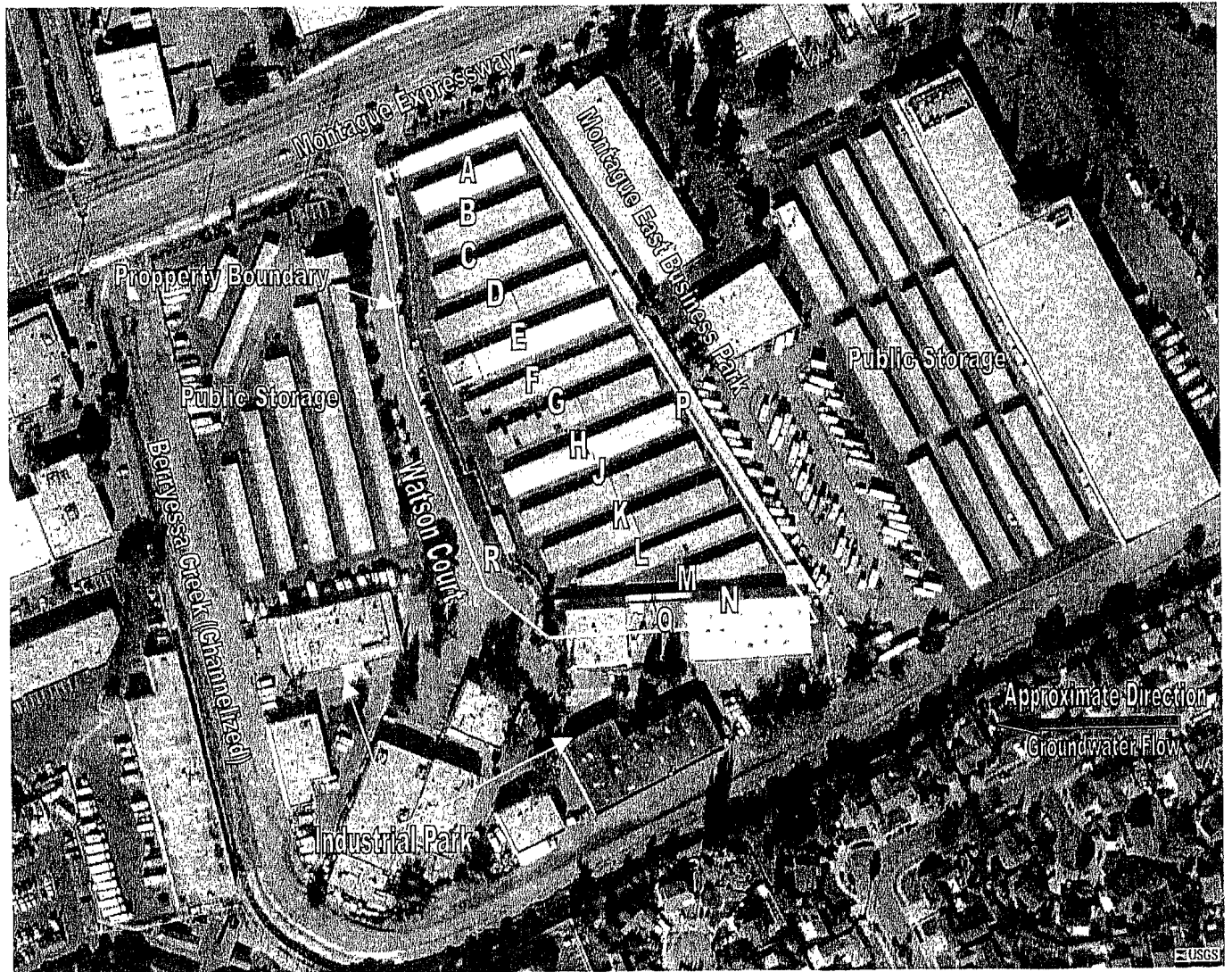
AREA TOPOGRAPHICAL MAP

Public Storage
1600 Watson Court
Milpitas, California

FIGURE NO.

2

Corel Figures\2008\JE-611\Figure2



Source: USGS (via Google Earth)

Not to Scale



Korbmacher
Engineering Inc.

PROJECT NO. JE-611

DATE 02/06

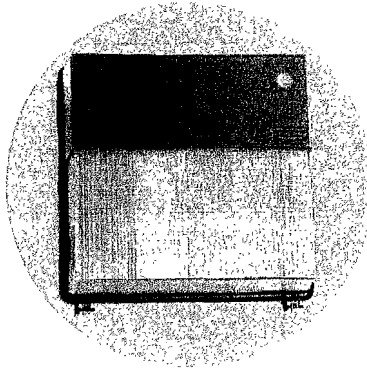
PROPERTY MAP

Public Storage
1600 Watson Court
Milpitas, California

FIGURE NO.

3

PERIMALITER® PVL



- One piece polycarbonate lens, internally painted for lasting appearance. 6 to 1 spacing to mounting height ratio. Two HubbellGard fastners provide weathertight seal to housing. Door hinges and is removeable.
- Housing is die cast aluminum for rugged mounting and heat dissipation. 1/2" feed-thru hubs provided and side photocontrol hub location for field installation. Standard mount is over recessed wiring boxes.
- Specular reflector, vertical lamp and refractor combine for efficient and uniform perimeter lighting. Max wattage is 175MH or 150HPS. 50HZ ballastry avail
- Multiple accessories available. Photocontrols, visors, mounting adapters.
- Certified for use in wet locations.



Technical Information

Ballast	Wattage	Wattage	Wattage	Wattage
120V/277V	70W	100W	150W	175W

High Pressure Sodium				
PVL-070S-128	70	None	Quad/AL (HPF)	17 (7.7)
PVL-070S-128LP	70	Clear Mogul	Quad/AL (HPF)	17 (7.7)
PVL-070S-521L	70	Clear Mogul	120/Reactor (NPF)	12 (5.4)
PVL-100S-128	100	None	Quad/AL (HPF)	18 (8.2)
PVL-100S-128LP	100	Clear Mogul	Quad/AL (HPF)	18 (8.2)
PVL-100S-521L	100	Clear Mogul	120/Reactor (NPF)	12 (5.4)
PVL-150S-128 ²	150	None	Quad/AL (HPF)	18 (8.2)
PVL-150S-128LP ²	150	Clear Mogul	Quad/AL (HPF)	18 (8.2)
PVL-150S-521L	150	Clear Mogul	120/Reactor (NPF)	12 (5.4)
Metal Halide				
PVL-070H-128L	70	Clear Mogul	Quad/AL (HPF)	23 (10.4)
PVL-100H-128L	100	Clear Mogul	Quad/PLA (HPF)	23 (10.4)
PVL-175H-128L ^{1,2}	175	None	Quad/PLA (HPF)	24 (10.9)
PVL-175H-128LP ^{1,2}	175	Clear Mogul	Quad/PLA (HPF)	24 (10.9)
Pulse Start Metal Halide				
PVL-150P-128-LP	150	Clear Mogul	Quad/Pulse Start (HPF)	18 (8.2)

1 Mercury Vapor lamps may be used if desired.

2 Now available in 480V, change 8 to 5.

Note For Tri-Tap® (120/277/347V) change 8 to 6 (for Quad-Tap® ballasts, 208 & 240V not CSA).

Note 50 Hz 220/240V available on 70 watt HPS, 150 watt HPS and 175 watt MH.

Note 208V CWI ballasts available on 175 watt MH

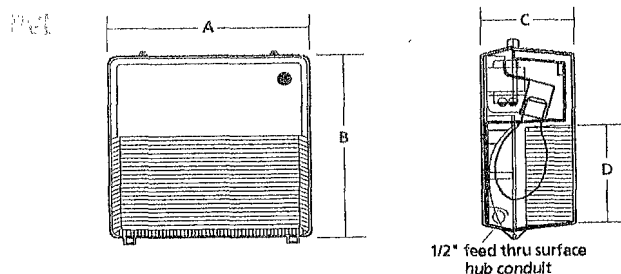
Accessories

-EM	Double contact socket for remote power (less lamp) all units
-QSS	Quartz restrike system including relay (less lamp) all units (Double contact bayonet socket)
-RS	Hot restrike system, quickly restores main lamp output after power outage. HPS only.

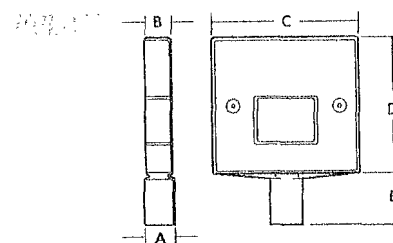
Accessories (continued)

PBT-1	Photocontrol, button type, 120V
PBT-234	Photocontrol, button type, 208, 240, 277V
PVL-PT	Aluminum slipfitter housing accepts 2 3/8" OD tenon for single or back to back double, post-top mounted Perimaliter luminaires, bronze Lektrocote® finish, EPA: 1.8 ft² with fixtures
PVLV	Full Cutoff Visor, formed aluminum, bronze finish

Dimensions



A	B	C	D
14 7/8"	15"	7 3/16"	7 7/16"
378 mm	381 mm	183 mm	189 mm



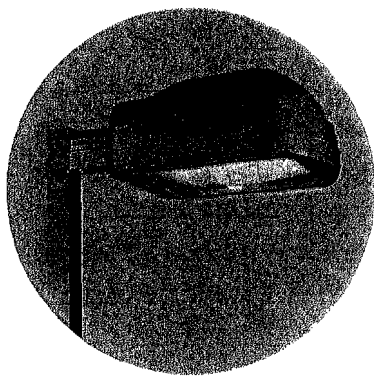
A	B	C	D	E
3"	2 1/2"	13 3/4"	13 1/4"	5"
76 mm	64 mm	349 mm	341 mm	127 mm



Hubbell Lighting

APR 07 2008

CITY OF MILPITAS
PLANNING DIVISION



Features

- Architectural, one-piece die-cast aluminum housing with nominal .125" wall thickness. Contour lines and radius corners complete unique design. Heat dissipating fins on top rear side maximize ballast life.
- Die-cast aluminum door hinges to housing and secures with two, captive screws. Clear, convex tempered glass lens seals to door and housing with one-piece extruded silicone gasketing. Optional flat glass lens.
- Specular, anodized aluminum, segmented reflectors for vertical lamp, provide Type III, IV, or V square light patterns. IESNA Full Cutoff lighting classification achieved with flat lens. Type III and IV reflectors are field rotatable.
- Die-cast aluminum arm features access door to facilitate installation. Wall mount with cast aluminum bracket and arm. Mast arm mount with cast aluminum slipfitter (optional).
- Mogul porcelain socket, pulse rated, with spring loaded, nickel plated center contact and reinforced lamp grip screw shell.
- CWA type ballast, HPF, starting rated at -20°F (-40°F for HPS). Ballast components mount to removable panel.

Ordering Information

Example	AL	A	H1K	V5	C	Q	PS
	Series	Mount	Lamp/Watts	Orient./Dist.	Lens	Volts	Color

Series	AL	Alaire
Mounting	A	Arm Mount (arm not included, order separately)
Lamp Type/Wattage		
Metal Halide		
H40	400W (ED-37)	
H1K	1000W (BT-37)	
Pulse Start Metal Halide		
P40	400W (ED-37)	
P45	450W (ED-37)	
P75	750W (BT-37)	
P1K	1000W (BT-37)	
High Pressure Sodium		
S40	400W (ED-18)	
S75	750W (ED-37)	
S1K	1000W (ED-37)	
Lamp Orientation/Distribution		
V3	Vert. III	
V4	Vert. IV	
V5	Vert. V (square)	
Lens		
F	Flat	
C	Convex	
Voltage		
Q	Quad Tap® (120, 208, 240, 277V) ¹	
5	480V	
T	120/277/347V CSA ¹	

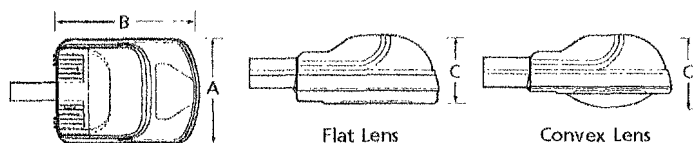
Color		
DB	Dark Bronze	
BL	Black	
WH	White	
GR	Gray	
PS	Platinum Silver	
RD	Red (Premium Color)	
FG	Forest Green (Premium Color)	
CC	Custom Color (Consult Factory)	
Options		
F1	Fusing - 120V	
F2	Fusing - 208V	
F3	Fusing - 240V	
F4	Fusing - 277V	
F5	Fusing - 480V	
F6	Fusing - 347V	
PR1	Photo Cell Receptacle - 120V	
PR2	Photo Cell Receptacle - 208V	
PR3	Photo Cell Receptacle - 240V	
PR4	Photo Cell Receptacle - 277V	
PR5	Photo Cell Receptacle - 480V	
PR6	Photo Cell Receptacle - 347V	
QZ	Quartz RS with lamp	
HS	Internal House Side Shield	
VG	Polycarbonate Vandal Guard	
L	Lamp	

Arm Logic - Order Separately

Series	ARM	Rigid Arm
Luminaire Shape	A	Alaire
Arm Length		
5	5" Arm (EPA = 0.22 ft², 4.0 lbs)	
10	10" Arm (EPA = 0.44 ft², 6.5 lbs)	
	(0.04 m², 2.9 kg) ²	
Pole Shape		
S	Square	
R4	Round Straight (4-4.5")	
R5	Round Straight (5")	
R6	Round Straight (6")	
T2	Round Tapered (2.5")	
T3	Round Tapered (3")	
T35	Round Tapered (3.5")	
T4	Round Tapered (4")	
Color		
DB	Dark Bronze	
BL	Black	
WH	White	
GR	Gray	
PS	Platinum Silver	
RD	Red (Premium Color)	
FG	Forest Green (Premium Color)	

1 Factory wired for highest voltage unless specified.
2 Required for 90° configurations.
Note For Photocontrol Equipment, see Hubbell Outdoor offering.

Dimensions



	A	B	C	EPA	Weight
AL-Convex	22 3/4"	30 9/16"	15 7/8"	2.2 ft²	76 lbs.
	578 mm	776 mm	403 mm	0.2 m²	34.4 kg
AL-Flat	22 3/4"	30 9/16"	14 7/8"	2.4 ft²	76 lbs.
	578 mm	776 mm	378 mm	0.2 m²	34.4 kg

Note: Weights and EPA for fixture only.

RECEIVED

APR 07 2006

CITY OF MILPITAS
PLANNING DIVISION

PUBLIC STORAGE 1600 WATSON CT. MILPITAS, CA

DRAWING INDEX

- 04 COVER SHEET
- 01 SITE PLAN
- 01 ALTA SURVEY
- 01 PRELIMINARY GRADING AND DRAINAGE PLAN
- 02 PRELIMINARY GRADING AND DRAINAGE PLAN
- 01 1ST FLOOR PLAN
- 02 2ND FLOOR PLAN
- 03 3RD FLOOR PLAN
- 04 4TH FLOOR PLAN
- 02 1 BUILDING ELEVATIONS
- 02 2 STREET VIEW ELEVATIONS
- 01 PRELIMINARY LANDSCAPE PLAN
- 01 PHOTOGRAPHIC STUDY
- 01 PHOTOGRAPHIC ELEVATION COURT

PROJECT DATA

APN: 082-08-042
ZONING: M2
PROPERTY ADDRESS: 1600 WATSON CT. MILPITAS, CA
SITE AREA: 2.58 AC (112,000 SQ. FT.)

LANDSCAPE AREA = 25,100 SQ. FT.
BUILDING FOOT PRINT = 88,940 SQ. FT.
PARKING AREA = 10,600 SQ. FT.

TABLES: CALCULATION
PARKING REQUIRED = 12 (PER PARKING SPACE)
PARKING PROVIDED = 25

EXISTING BUILDING AREA

EXISTING BUILDING A	= 1,400 SQ. FT.
EXISTING BUILDING B	= 1,400 SQ. FT.
EXISTING BUILDING C	= 1,400 SQ. FT.
EXISTING BUILDING D	= 1,400 SQ. FT.
EXISTING BUILDING E	= 1,400 SQ. FT.
EXISTING BUILDING F	= 1,400 SQ. FT.
EXISTING BUILDING G	= 1,400 SQ. FT.
EXISTING BUILDING H	= 1,400 SQ. FT.
EXISTING BUILDING I	= 1,400 SQ. FT.
EXISTING BUILDING J	= 1,400 SQ. FT.
EXISTING BUILDING K	= 1,400 SQ. FT.
EXISTING BUILDING L	= 1,400 SQ. FT.
EXISTING BUILDING M	= 1,400 SQ. FT.
EXISTING BUILDING N	= 1,400 SQ. FT.
EXISTING BUILDING O	= 1,400 SQ. FT.
EXISTING BUILDING P	= 1,400 SQ. FT.
EXISTING BUILDING Q	= 1,400 SQ. FT.
EXISTING BUILDING R	= 1,400 SQ. FT.
EXISTING BUILDING S	= 1,400 SQ. FT.
EXISTING BUILDING T	= 1,400 SQ. FT.
EXISTING BUILDING U	= 1,400 SQ. FT.
EXISTING BUILDING V	= 1,400 SQ. FT.
EXISTING BUILDING W	= 1,400 SQ. FT.
EXISTING BUILDING X	= 1,400 SQ. FT.
EXISTING BUILDING Y	= 1,400 SQ. FT.
EXISTING BUILDING Z	= 1,400 SQ. FT.
TOTAL EXISTING BUILDING AREA	= 28,700 SQ. FT.

EXISTING TO REMAIN = 58,937 SQ. FT.

NEW CONSTRUCTION

NEW BUILDING A	= 29,000 SQ. FT.
NEW BUILDING B	= 29,000 SQ. FT.
NEW BUILDING C	= 29,000 SQ. FT.
NEW BUILDING D	= 29,000 SQ. FT.
NEW BUILDING E	= 29,000 SQ. FT.
NEW BUILDING F	= 29,000 SQ. FT.
NEW BUILDING G	= 29,000 SQ. FT.
NEW BUILDING H	= 29,000 SQ. FT.
NEW BUILDING I	= 29,000 SQ. FT.
NEW BUILDING J	= 29,000 SQ. FT.
NEW BUILDING K	= 29,000 SQ. FT.
NEW BUILDING L	= 29,000 SQ. FT.
NEW BUILDING M	= 29,000 SQ. FT.
NEW BUILDING N	= 29,000 SQ. FT.
NEW BUILDING O	= 29,000 SQ. FT.
NEW BUILDING P	= 29,000 SQ. FT.
NEW BUILDING Q	= 29,000 SQ. FT.
NEW BUILDING R	= 29,000 SQ. FT.
NEW BUILDING S	= 29,000 SQ. FT.
NEW BUILDING T	= 29,000 SQ. FT.
NEW BUILDING U	= 29,000 SQ. FT.
NEW BUILDING V	= 29,000 SQ. FT.
NEW BUILDING W	= 29,000 SQ. FT.
NEW BUILDING X	= 29,000 SQ. FT.
NEW BUILDING Y	= 29,000 SQ. FT.
NEW BUILDING Z	= 29,000 SQ. FT.
TOTAL NEW CONSTRUCTION	= 58,937 SQ. FT.

TOTAL IMPROVED BUILDING AREA
[EXISTING + NEW] = 87,637 SQ. FT.

BUILDING COVERAGE = 41.76
FAR EXCEEDED = 0.66

PROJECT DIRECTORY

PROJECT OWNER: PUBLIC STORAGE
1701 N. WILSON BLVD. SUITE 200
CLOVIS, CA 95326
TEL: (505) 244-5000

ARCHITECT: RUTH WILSON
RUTH WILSON GROUP, INC.
1137 N. MIDWELL BLVD.
MILPITAS, CA 95034
TEL: (408) 785-1880
FAX: (408) 785-1880

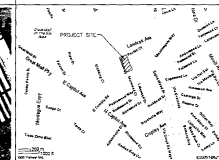
CIVIL ENGINEER: MICHAEL BURDICK
RNL DESIGN GROUP, INC.
1137 N. MIDWELL BLVD.
MILPITAS, CA 95034
TEL: (408) 785-1880
FAX: (408) 785-1880

LANDSCAPE ARCHITECT: MARGA RUIZ
RNL DESIGN GROUP, INC.
1137 N. MIDWELL BLVD.
MILPITAS, CA 95034
TEL: (408) 785-1880
FAX: (408) 785-1880

AERIAL MAP



VICINITY MAP



Public
Storage
architecture
& design

701 Western Avenue, Suite 200
Cupertino, California 95019-2387
Tel: 878 244-8080



ARCHITECTURE • ENGINEERING • ENVIRONMENTAL SERVICES
1137 N. WILSON BLVD. SUITE 200, CLOVIS, CA 95326
JOHN W. JOHNSON, ARCHITECT • MICHAEL BURDICK, CIVIL ENGINEER

PUBLIC STORAGE
1600 WATSON CT.
MILPITAS, CA

REPACKAGE PROJECT

Construction		Pre-Construction	
Rev.	Revised	Date	Issued For
1		11/17/83	FOR PLANNING
2			FOR PLANNING
3			FOR PLANNING
4			FOR PLANNING
5			FOR PLANNING
6			FOR PLANNING
7			FOR PLANNING
8			FOR PLANNING
9			FOR PLANNING
10			FOR PLANNING

Sheet title
COVER SHEET

Approval/Architect: RUTH WILSON
Checked: Date: 11/17/83
Drawn: Job Number: PUB00214-0
Sheet Number: CV

C1

PUBLIC STORAGE
1600 WATSON CT
MILPITAS, CA

REPACKAGE PROJECT

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Sheet title

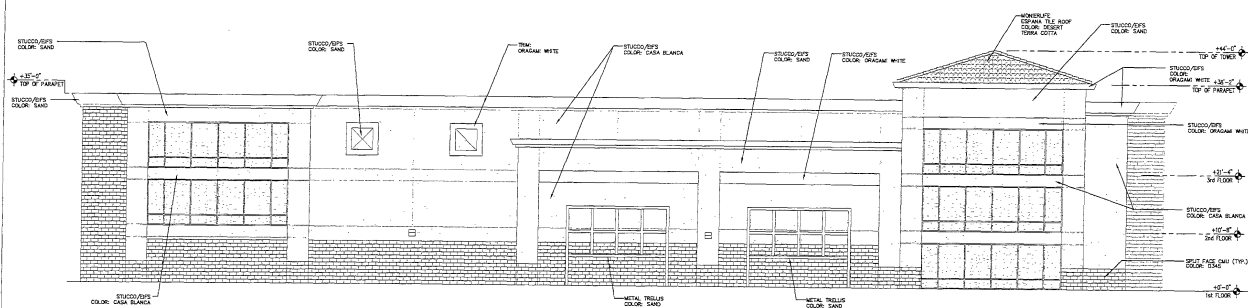
BUILDING ELEVATIONS

Approved/Architect **BLYTHE WILSON**

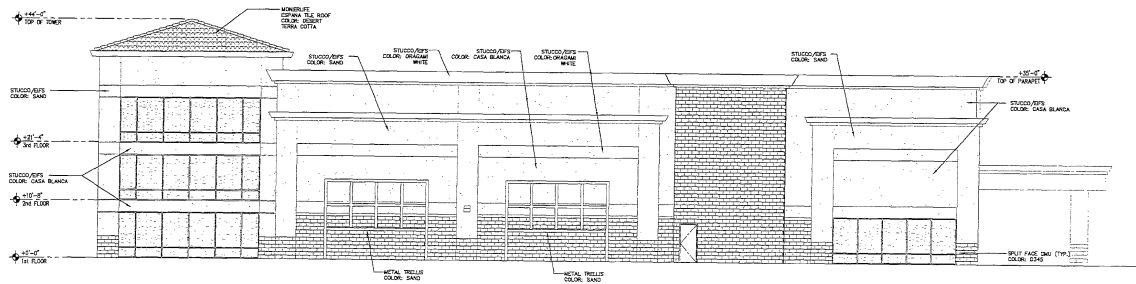
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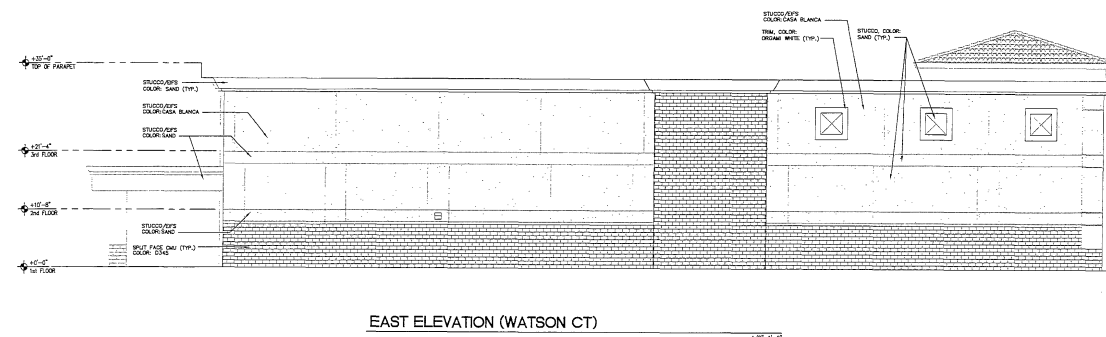
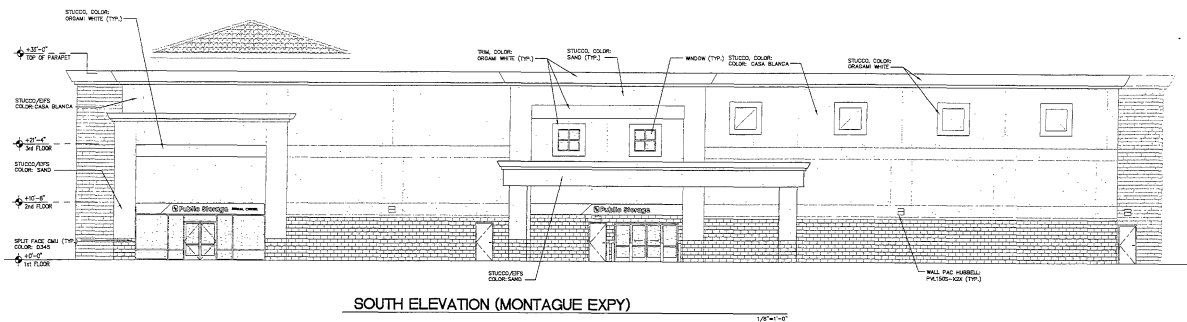
A2.1



NORTH ELEVATION (MONTAGUE EXPY)



WEST ELEVATION (WATSON CT)



Public
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Tel: 310 241-8885



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PUBLIC STORAGE
1600 WATSON CT
MILPITAS, CA
-
REPACKAGE PROJECT
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-
-

Construction		Pre-Construction	
Rev.	Bulletin	Date	Date Issued For
			FOR REVIEW OF PLANS
			FOR REVIEW OF PLANS
			FOR REVIEW OF PLANS
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			FOR REVIEW OF PLANS

Sheet title

BUILDING ELEVATIONS

Approved/Architect: BLYTHE WILSON

Checked Date: 11/7/05

Drawn Job Number: PUB00004.0

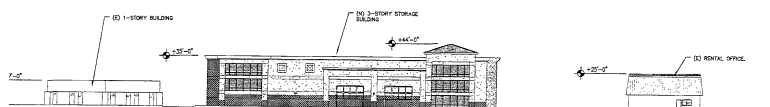
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A2.2



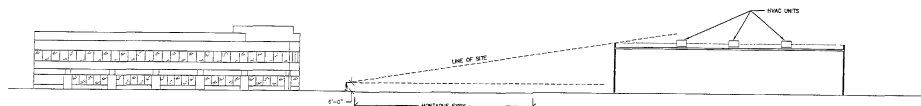
STREET STRIP ELEVATION (WATSON CT)

1"=30'-0"



STREET STRIP ELEVATION (MONTAGUE EXPY)

1"=30'-0"



LINE OF SITE FROM MONTAGUE EXPY

1"=30'-0"



Public
Storage
architecture
& design

721 Western Avenue, Suite 200
Glendale, California 91201-2397
Tel: 818 244-8085



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PUBLIC STORAGE
1600 WATSON CT
MILPITAS, CA
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REPACKAGE PROJECT
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Construction			Pre-Construction		
Rev.	Submit	Date	Date	Issued For	
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				50% PRELIMINARY DESIGN	
				30% PRELIMINARY DESIGN	
				20% PRELIMINARY DESIGN	
				10% PRELIMINARY DESIGN	
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				0% PRELIMINARY DESIGN	

Sheet title

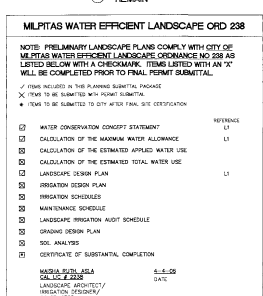
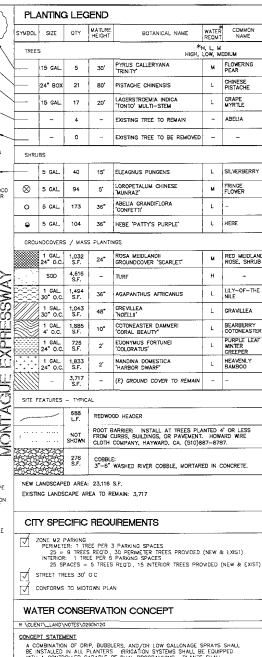
STREET STRIP ELEVATIONS

Approved/Architect: BLYTHE WILSON

Checked: Date: 11/7/05
Drawn: Job Number: PUB05014.0

Sheet Number: -

A2.3



CITY SPECIFIC REQUIREMENTS	
<input checked="" type="checkbox"/>	<p>ZONE: M2 PARKING</p> <p>PERMETER: 1 TREE PER 3 PARKING SPACES</p> <p>25 = 8 TREES REQ'D, 30 PERMETER TREES PROVIDED (NEW & EXIST)</p> <p>INTERIOR: 1 TREE PER 5 PARKING SPACES</p> <p>25 SPACES = 5 TREES REQ'D, 15 INTERIOR TREES PROVIDED (NEW & EXIST)</p>
<input checked="" type="checkbox"/>	STREET TREES 30' O.C.
<input checked="" type="checkbox"/>	CONFORMS TO WESTERN PLAN

WATER CONSERVATION CONCEPT

☐ NO IRRIGATION ☐ IRRIGATION ☐ IRRIGATION

CONCRETE STATEMENT
A COMBINATION OF DRIP, BUBBLERS, AND/OR LOW GALLONAGE SPRINKLERS SHALL BE INSTALLED IN ALL PLANTERS. IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A REMOTE CONTROL CAPABLE OF SCHEDULING. PLANTS SHALL BE GROUPED INTO "HYDROZONES" AND IRRIGATED SEPARATELY FROM THOSE WITH DIFFERENT WATER REQUIREMENTS.

STATE OF CALIF. ESTIMATED WATER USE (BY HYDROZONE)

STATE OF OHIO - ESTIMATED WATER USE BY HYDROZONE

HYDROZONE	LAND AREA (SQUARE MILES)	ESTIMATED WATER USE (MGD)
1	1,234	1,234
2	567	567
3	890	890
4	1,012	1,012
5	345	345
6	678	678
7	901	901
8	234	234
9	567	567
10	890	890
11	1,012	1,012
12	345	345
13	678	678
14	901	901
15	234	234
16	567	567
17	890	890
18	1,012	1,012
19	345	345
20	678	678
21	901	901
22	234	234
23	567	567
24	890	890
25	1,012	1,012
26	345	345
27	678	678
28	901	901
29	234	234
30	567	567
31	890	890
32	1,012	1,012
33	345	345
34	678	678
35	901	901
36	234	234
37	567	567
38	890	890
39	1,012	1,012
40	345	345
41	678	678
42	901	901
43	234	234
44	567	567
45	890	890
46	1,012	1,012
47	345	345
48	678	678
49	901	901
50	234	234
51	567	567
52	890	890
53	1,012	1,012
54	345	345
55	678	678
56	901	901
57	234	234
58	567	567
59	890	890
60	1,012	1,012
61	345	345
62	678	678
63	901	901
64	234	234
65	567	567
66	890	890
67	1,012	1,012
68	345	345
69	678	678
70	901	901
71	234	234
72	567	567
73	890	890
74	1,012	1,012
75	345	345
76	678	678
77	901	901
78	234	234
79	567	567
80	890	890
81	1,012	1,012
82	345	345
83	678	678
84	901	901
85	234	234
86	567	567
87	890	890
88	1,012	1,012
89	345	345
90	678	678
91	901	901
92	234	234
93	567	567
94	890	890
95	1,012	1,012
96	345	345
97	678	678
98	901	901
99	234	234
100	567	567

TOTAL WATER USE IS CALCULATED BY SUMMING THE AMOUNT OF WATER ESTIMATED FOR EACH HYDROZONE.

WATER USE FOR EACH HYDROZONE IS ESTIMATED WITH THE FOLLOWING FORMULA:

$$EWU (\text{HYDROZONE}) = \frac{(TSD) (AF) (HA) (AER)}{1,000,000}$$

WHERE:
 EWU (HYDROZONE) = ESTIMATED WATER USE (GAL/YR)
 ET0 = REFERENCE EVAPOTRANSPIRATION (INCHES/YR)
 PF = PLANT ET0 ADJUSTMENT FACTOR
 HA = HYDROZONE AREA (A.C.)
 K = CONVERSION FACTOR
 E = IRRIGATION EFFICIENCY

HYDROZON L (LAWN)
 PF = 0.8
 W = 4.719 SF
 E = 80 %

$$EWU(1) = \frac{(45)(1.8) + 4.719(.87)}{(8)} = 131,650 \text{ GAL/YR}$$

HYDROZON A (ANNUAL FLOWERS)
 PF = 0.5

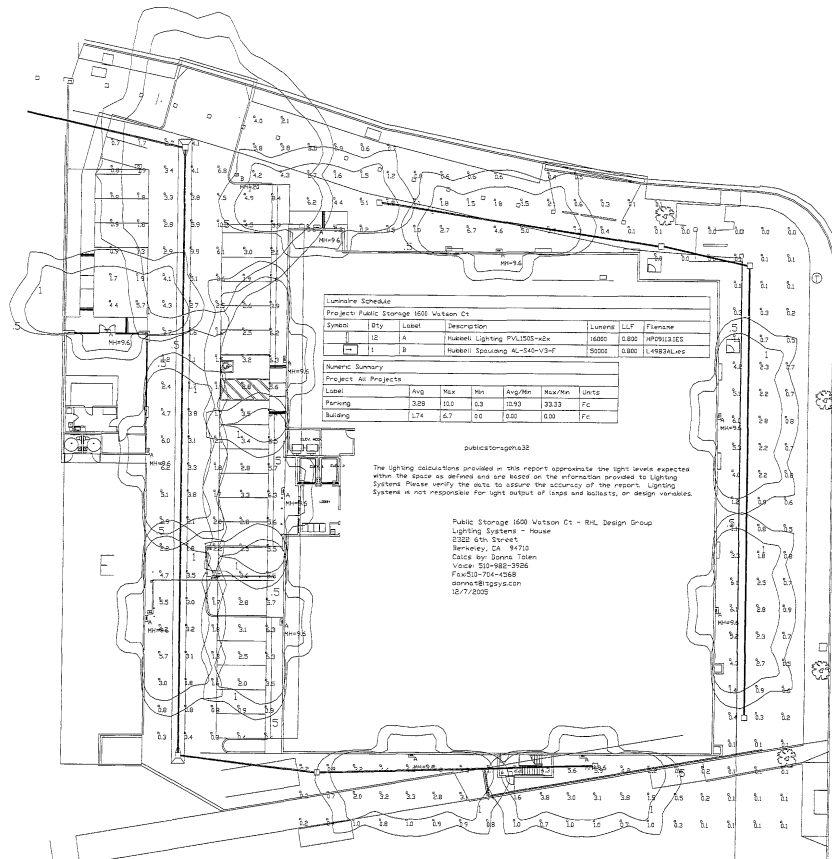
HA = 0 IC = 80 SF	EMU (A) = $\frac{(45)(.5)}{(8)} - \frac{(0)}{(8)} - \frac{(.52)}{(8)} = 0$ GAL/YR
HYDRONINE 5 (DROUGHT TOLERANT (SHRUBS)) RF = 0.3 HA = 18,397 SF IC = 80 SF	EMU (S) = $\frac{(45)(.3)}{(8)} - \frac{18,397}{(8)} - \frac{(.52)}{(8)} = 192.479$ GAL/YR
ESTIMATED TOTAL WATER USE = 324.139 GAL/YR	

MAXIMUM APPLIED WATER ALLOWANCE
 (170) (.8) (LANDSCAPE AREA) (62) = M.A.W.A.
 (40) (.8) (23,116) [62] = 515,949 GAL/YR
 ESTIMATED WATER USE IS 63 % OF M.A.W.A.

RHL
DESIGN GROUP INC.

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-
REPACKAGE PROJECT



PHOTOMETRIC STUDY

SCALE 1/8" = 1'-0"



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701 Western Avenue, Suite 200
Glendale, California 91201-2397
Tel: 818 244-6000



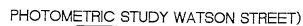
ARCHITECTURE • ENGINEERING • ENVIRONMENTAL SERVICES
1001 N. WILSON, SUITE 200, GLENDALE, CA 91201-2397
AND A DIVISION OF PUBLIC STORAGE GROUP INC.

PUBLIC STORAGE
1600 WATSON CT
MILPITAS, CA
-
REPACKAGE PROJECT

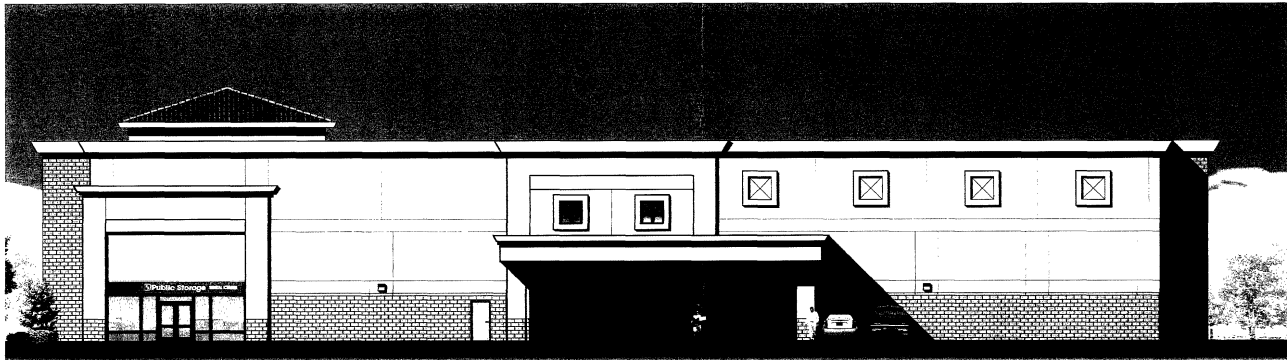
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12	12	11/1/05	11/1/05
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14	14	11/1/05	11/1/05
15	15	11/1/05	11/1/05
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20	20	11/1/05	11/1/05

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PHOTOMETRIC STUDY
Approved/Architect: HLYTHE WILSON
Checked: Date: 11/1/05
Drawn: Job Number: PURC0004.2
Sheet Number: -

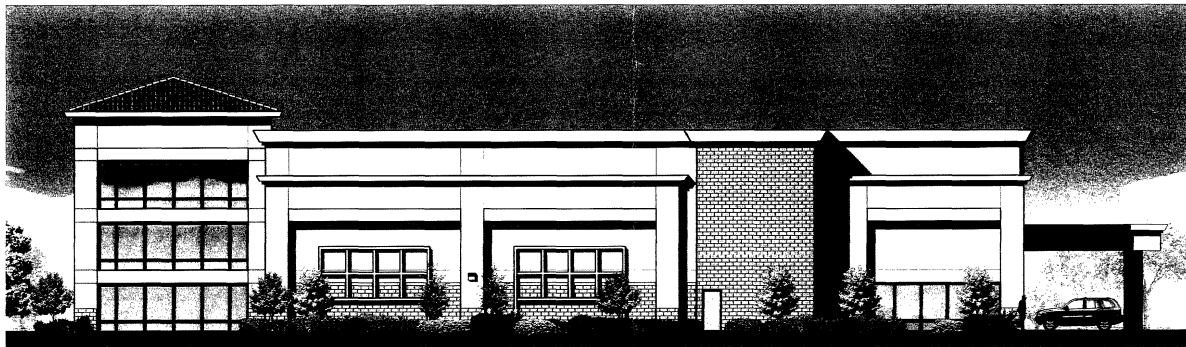
LTG.1



SCALE 1" = 30'-0"



SOUTH ELEVATION



WEST ELEVATION

COLOR LEGEND:



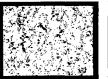
SHERWIN WILLIAMS
#2059 "SAND"



SHERWIN WILLIAMS
#2060 "CASA BLANCA"



SHERWIN WILLIAMS
#105 "CERAM WHITE"



BASELITE #D-355
"SPLIT FACE"



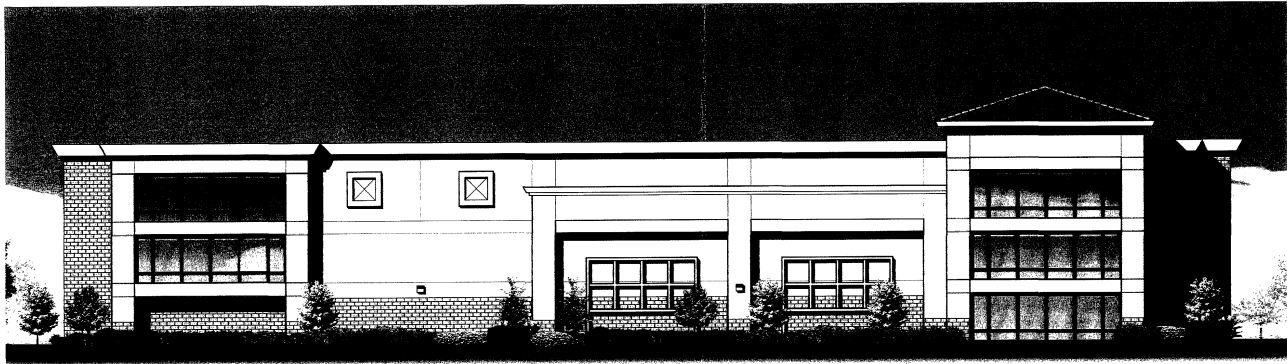
MONIERLIFE TILE
"ESPAÑA TILE"

"DESERT TERRA COTTA"

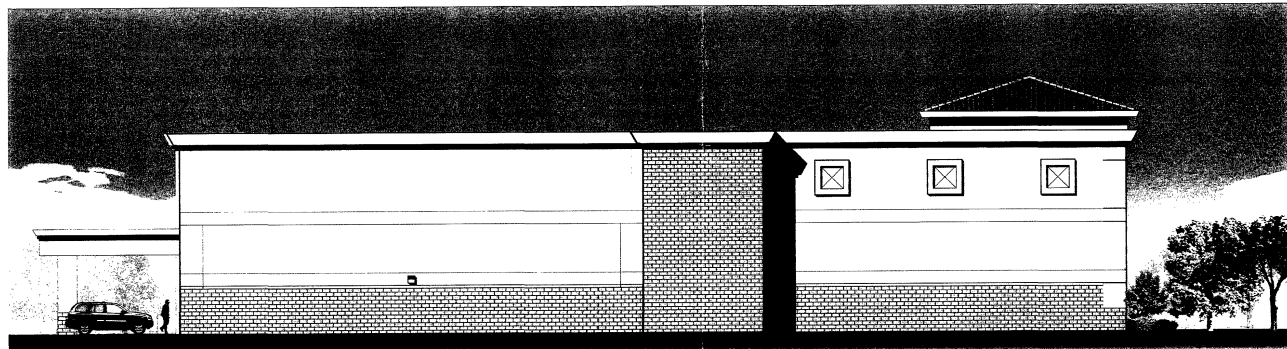


PUBLIC STORAGE
1600 WATSON CT
MILPITAS, CA





NORTH ELEVATION



EAST ELEVATION

COLOR LEGEND:



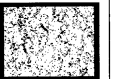
SHERWIN WILLIAMS
#2029 "SAND"



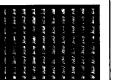
SHERWIN WILLIAMS
#2060 "CASA BLANCA"



SHERWIN WILLIAMS
#1025 "ORIGAMI WHITE"



BASELITE #D-355
"SPLIT FACE"



MONIERLIFE TILE
"SPANIA TILE"

"DESERT TERRA COTTA"



PUBLIC STORAGE
1600 WATSON CT
MILPITAS, CA

